

AP MORGAN



**Oakengates Close, Webheath, Redditch**  
Offers in the region of £575,000

**Features:**

- Beautifully presented detached home
- Kitchen/diner with granite worktops and integrated appliances
- Front-facing lounge and separate study
- Four double bedrooms
- Two ensuites to bedrooms one and two
- Modern family bathroom and guest WC
- Enclosed rear garden
- Double garage and driveway parking

**Description:**

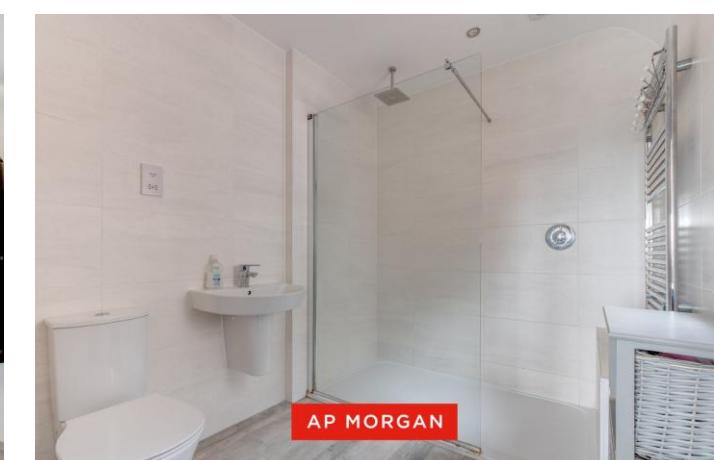
Set within a desirable residential close, this beautifully presented detached family home offers generous, versatile accommodation arranged over two floors, ideal for modern family living. From the moment you arrive, the attractive brick façade, double garage and well-kept frontage create a welcoming first impression, hinting at the quality and space that lies within.

The heart of the home is the spacious kitchen/diner, thoughtfully designed for both everyday living and entertaining. Featuring sleek granite worktops and a range of integrated appliances, this stylish space combines practicality with contemporary elegance. There is ample room for a large dining table, making it perfect for family meals or hosting guests, while the adjoining utility room provides additional storage and laundry facilities to keep the main living areas clutter-free. To the front of the property, the generous lounge enjoys plenty of natural light and provides a comfortable retreat for relaxation. The ground floor also benefits from a useful study, ideal for home working, and a convenient WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. Bedroom one and bedroom two both enjoy the luxury of their own ensuite shower rooms, while the remaining bedrooms are served by a modern family bathroom. The layout offers flexibility for growing families, guests, or those needing additional workspace.

To the rear, the enclosed garden provides a safe and private environment for children and pets, with a generous lawn and patio area perfect for outdoor dining, relaxation, and summer entertaining. The double garage and driveway parking further enhance the practicality of this appealing home.

Combining stylish interiors, quality finishes, and a desirable layout, this is a superb opportunity to secure a ready-to-move-into family property in a sought-after location.



Well situated in a prime location of Webheath, there is easy access to well-regarded local schools, shops, and amenities. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, restaurants, and a cinema along with the local bus and train stations. It is also conveniently placed to access national motorway networks (M5 and M42).

**Details:**

**Hall**

**Lounge** 16'11" x 11'10" (5.16m x 3.6m)

**WC** 3'7" x 6' (1.1m x 1.83m)

**Study** 9'6" x 9'9" (2.9m x 2.97m)

**Kitchen/Diner** 14' x 19'9" (4.27m x 6.02m) max dimensions

**Utility** 9'6" x 5'2" (2.9m x 1.57m)

**Double Garage** 17'5" x 16'7" (5.3m x 5.05m)

**Landing**

**Bedroom 1** 13'4" x 11'9" (4.06m x 3.58m)

**Ensuite** 9'9" x 6'8" (2.97m x 2.03m) max dimensions

**Bedroom 2** 15'3" x 9' (4.65m x 2.74m)

**Ensuite** 6'9" x 6'9" (2.06m x 2.06m)

**Bedroom 3** 11'8" x 9'1" (3.56m x 2.77m)

**Bedroom 4** 11' x 9'9" (3.35m x 2.97m) max dimensions

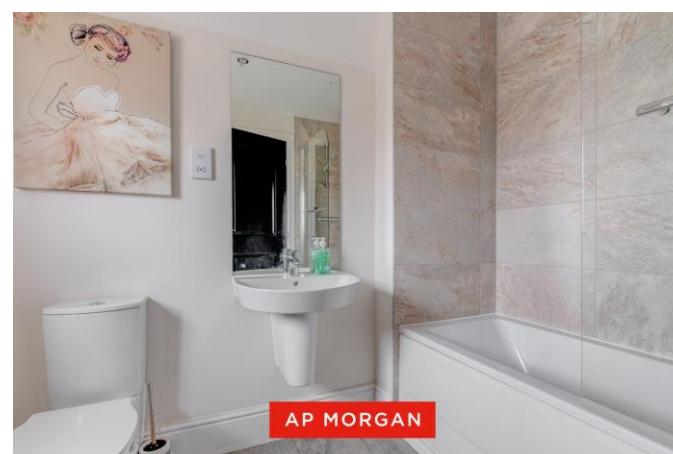
**Bathroom** 8'6" x 6'2" (2.6m x 1.88m)

**EPC Rating:** B

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01257 406 956, or visit their website for more information: [www.wisermortgagelab.co.uk](http://www.wisermortgagelab.co.uk)

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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