



**Weatheroak
Close**

REDDITCH

Offers In Excess Of
£470,000



Four Bedroom Detached Property

Features.

- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- MODERN PRINCIPLE BATHROOM WITH SEPARATE SHOWER ENCLOSURE
- WELL APPOINTED KITCHEN & SEPARATE UTILITY
- DINING ROOM WITH DOORS TO THE REAR GARDEN
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GARAGE AND OFF ROAD PARKING
- DELIGHTFUL REAR GARDEN
- DESIRABLE LOCATION

Description.

Summary: A modern, generously extended four bedroom detached family home offered with a stylish and well appointed family kitchen and separate utility room, dining room, spacious lounge, garage and off road parking, delightful rear garden and situated in the desirable location of Webheath, Redditch.

Description: This wonderful family home has been very well maintained throughout, the accommodation briefly comprises:- An inviting entrance hall with guest cloakroom, spacious lounge with front aspect bay window and feature fireplace, a second reception room/dining room with patio doors to the rear garden, a modern and well appointed family kitchen with a range of fitted units, integrated dishwasher, Rangemaster five ring oven, granite work surfaces, breakfast bar and comfortable family area. A rising staircase leads to the first floor and offers a spacious master bedroom with built in wardrobes and shower room en-suite, three additional well proportioned bedrooms all benefiting from built in wardrobes and the principle bathroom with a free standing bath, separate shower enclosure, wash basin and WC.

Outside: The property is approached by a neatly maintained fore garden, off road parking with space for up to three vehicles, access to the garage and to the main residence via an enclosed porch. The rear garden offers a wonderful space to dine or entertain friends and family with a paved patio and steps up to a neatly maintained lawn.

Location: Situated in the sought after area of Webheath, the nearby town centre of Redditch offers easy access to motorway links (M42 & M5) which allows an accessible commute to the Birmingham International Airport and NEC. There are also good rail and bus links along with numerous leisure facilities, well regarded first, middle and high schooling and neighbouring countryside.



Room Dimensions.

Room Dimensions:

Porch

Hall

Downstairs WC

Lounge: 17' 9" x 11' 5" (5.42m x 3.48m)

Dining Room: 11' 1" x 9' 10" (3.38m x 3.00m)

Kitchen: 21' 3" x 17' 9" (6.48m x 5.42m) max

Utility Room: 8' 0" x 4' 7" (2.45m x 1.40m)

Garage: 16' 8" x 8' 3" (5.10m x 2.52m)

Stairs To First Floor Landing

Master Bedroom: 12' 5" x 12' 3" (3.80m x 3.75m) max

En Suite: 7' 2" x 6' 0" (2.20m x 1.85m)

Bedroom Two: 16' 2" x 14' 9" (4.95m x 4.50m) max

Bedroom Three: 12' 3" x 10' 2" (3.75m x 3.12m) max

Bedroom Four: 19' 2" x 8' 6" (5.85m x 2.60m) max

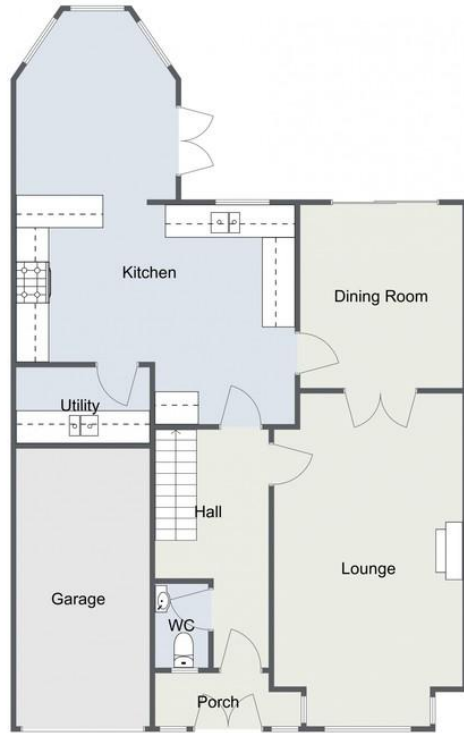
Bathroom: 12' 2" x 6' 0" (3.72m x 1.85m)

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

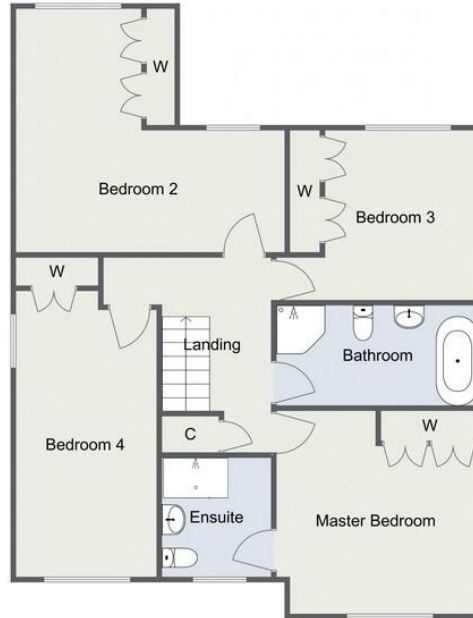


Weatheroak Close, Redditch

Ground Floor



First Floor



Total Area Approx:
168.2 sq metres (1810 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: TBC

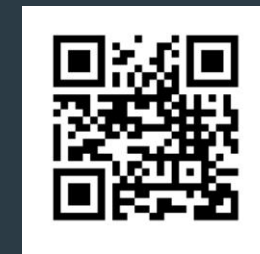
COUNCIL TAX BAND: E

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Redditch office on:

01527 540 654

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Alternatively, you can scan below to view all of the details of this property online.



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