



**Shirehampton  
Close**

REDDITCH

**Offers In Excess Of  
£435.000**





# Four Bedroom Detached Property

## Features.

- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- PRINCIPLE BATHROOM & GUEST CLOAKROOM
- KITCHEN/FAMILY/DINER
- SEPARATE UTILITY
- OFFICE/WORK SPACE
- PLAY ROOM
- SPACIOUS LOUNGE
- GARAGE AND OFF ROAD PARKING
- DELIGHTFUL REAR GARDEN



## Description.

Summary: A beautiful, sympathetically extended four bedroom detached property in excellent decorative order and offered with all aspects of modern day living including an en-suite to the master bedroom, well appointed family/kitchen/diner with separate utility room, play room, study/work space, integral garage with off road parking and delightful rear garden. Situated in the popular location of Webheath, Redditch.

Description: This family home has been wonderfully maintained throughout, the accommodation briefly comprises:- An inviting entrance hall with guest cloakroom, spacious lounge with dual aspect bay windows and feature fire place, a stunning and well appointed family kitchen with a range of fitted units, integrated appliances, island, separate utility room, dining area with lantern ceiling and doors to the rear garden. A rising staircase leads to the first floor and continues in style and décor with the master bedroom enjoying built in wardrobes and shower room en-suite, an additional three well proportioned bedrooms and a modern principle bathroom benefiting from a bath with shower over, wash basin and WC.

Outside: The front aspect of the property is approached by a low maintenance fore garden, off road parking, access to the garage and to the main residence via a canopied porch. The rear garden offers a delightful space to dine or entertain friends and family with a generous paved patio to the side, neatly maintained lawn and fenced boundaries providing an enclosed private aspect.

Location: Situated as part of an exclusive cluster of executive homes off Church Road in 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:

Garage: 17' 3" x 8' 2" (5.28m x 2.51m)

Study: 8' 8" x 7' 8" (2.66m x 2.34m)

Play Room: 14' 11" x 7' 6" (4.55m x 2.29m) max

Kitchen/Diner/Family Room: 19' 11" x 19' 7" (6.09m x 5.98m) max

Utility Room: 7' 4" x 4' 11" (2.26m x 1.51m)

Lounge: 21' 1" x 12' 7" (6.43m x 3.85m) max

WC 5' 0" x 3' 7" (1.53m x 1.10m)

Stairs To First Floor Landing

Master Bedroom: 12' 6" x 9' 8" (3.83m x 2.97m)

En Suite: 5' 7" x 8' 0" (1.72m x 2.45m) max

Bedroom Two: 10' 6" x 9' 8" (3.21m x 2.97m)

Bedroom Three: 10' 0" x 8' 10" (3.05m x 2.71m)

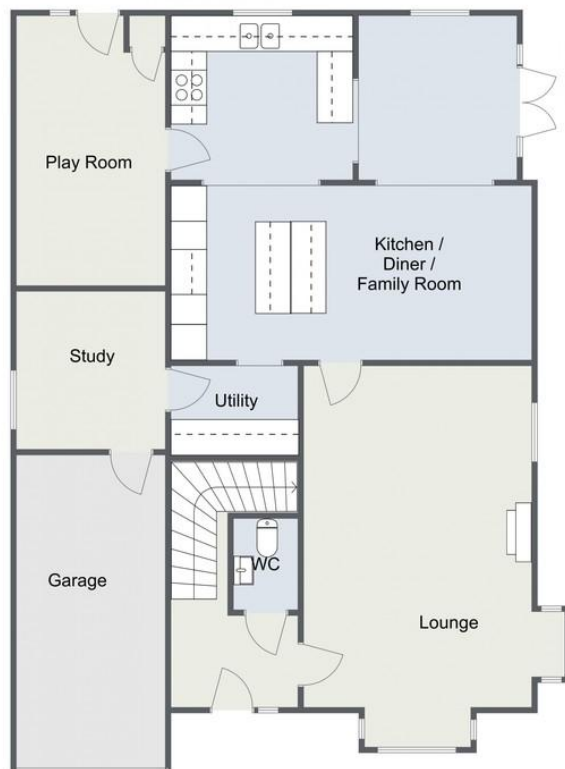
Bedroom Four: 6' 11" x 10' 0" (2.12m x 3.06m)

Bathroom: 6' 10" x 6' 2" (2.09m x 1.89m)

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.



Shirehampton Close, Redditch  
Ground Floor



First Floor



Total Area  
Approx  
157.9 sq m  
1699.6 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: C

COUNCIL TAX BAND: E

TENURE: Freehold

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

01527 540 654

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



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