



**Neighbrook  
Close**

WEBHEATH

Offers in Excess of  
**£440,000**





# Five Bedroom Detached House

## Features.

- FIVE BEDROOMS - THREE OF WHICH ARE DOUBLES
- MODERN FAMILY BATHROOM, SHOWER ROOM AND DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- ATTRACTIVE WRAP AROUND REAR GARDEN
- GOOD-SIZED DRIVEWAY PROVIDING SEVERAL OFF ROAD PARKING SPACES
- TANDEM GARAGE AND GATED ACCESS TO CAR PORT
- CORNER PLOT NEXT TO COMMUNAL GREEN
- POTENTIAL TO EXTEND TO SIDE – SUBJECT TO PLANNING PERMISSION

## Description.

A particularly well presented five bedroom detached house, offered with a modern kitchen, two reception rooms, a modern bathroom, additional shower room, attractive wrap around rear and good sized driveway with garage, situated on a generous corner plot next to a communal green in the sought after area of Webheath, Redditch.

The accommodation, in brief, features:- Good Sized Driveway providing Off Road Parking with Access to Garage; Hall; Downstairs WC; Lounge with Feature Fireplace and Bay Window; Dining Room with French Doors to Rear Garden; Modern Kitchen with Integrated Dishwasher, Fridge/Freezer, Microwave; Oven; Hob and Extractor; Utility Room with Door to Rear Garden; Stairs to First Floor Landing; Master Bedroom with Built-In Wardrobes; Double Bedrooms Two and Three; Bedrooms Four and Five; Modern Family Bathroom with both Bath and separate Shower Enclosure; and Shower Room.

Outside, the property enjoys an attractive wrap around rear garden with a paved patio, lawn with planted beds and fenced boundaries and side garden currently housing a garden shed and car port.

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:

Hall

WC 5' 4" x 2' 9" (1.63m x 0.84m)

Lounge: 17' 2" x 11' 3" (5.24m x 3.43m) max

Dining Room: 9' 8" x 8' 4" (2.96m x 2.56m)

Kitchen: 8' 9" x 9' 8" (2.69m x 2.96m)

Utility Room: 7' 6" x 9' 8" (2.30m x 2.95m)

Garage: 7' 10" x 21' 5" (2.40m x 6.53m)

Stairs To First Floor Landing

Master Bedroom: 12' 11" x 11' 6" (3.95m x 3.51m) max

Bedroom Two: 9' 11" x 9' 4" (3.04m x 2.86m)

Bedroom Three: 15' 1" x 8' 1" (4.61m x 2.47m) max

Bedroom Four: 9' 2" x 8' 6" (2.80m x 2.61m) max

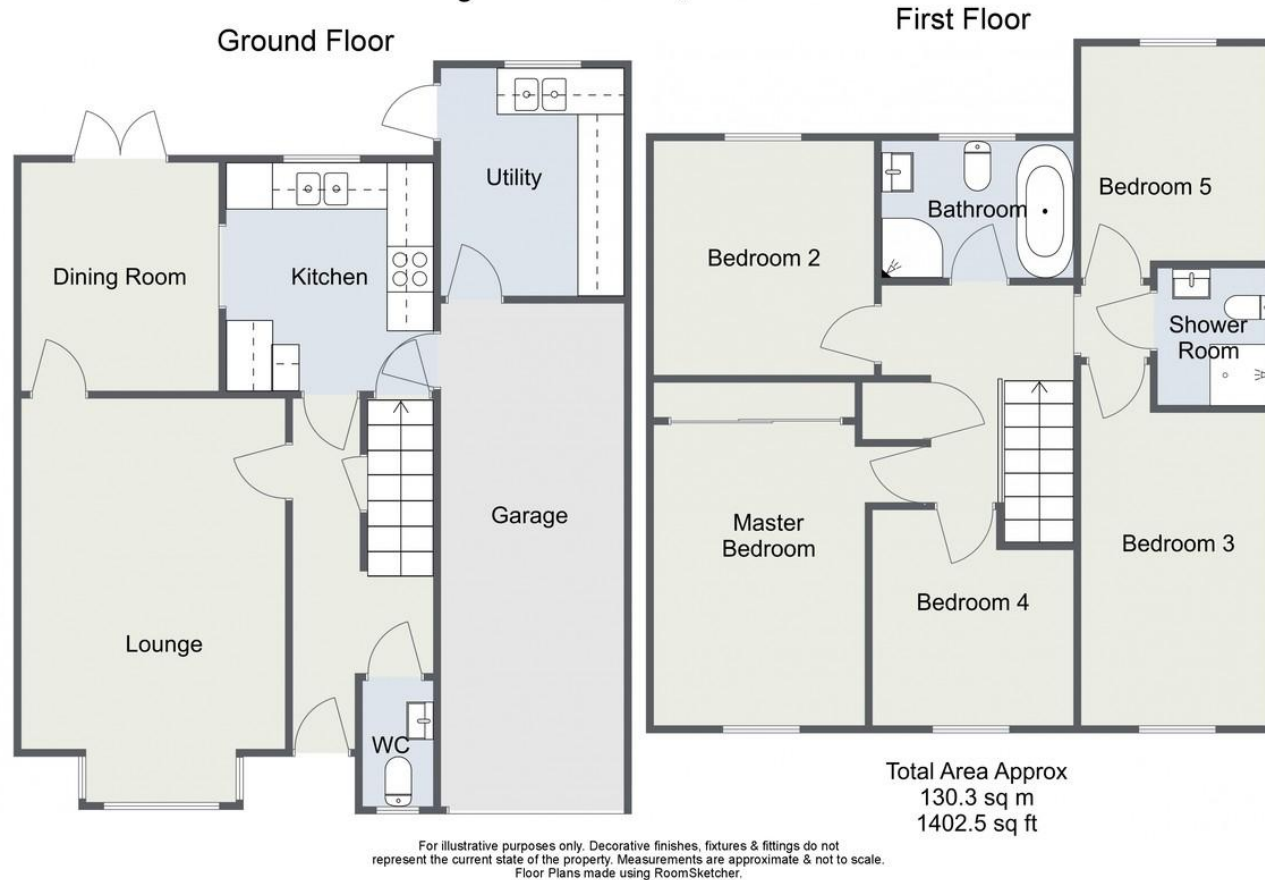
Bedroom Five: 9' 10" x 8' 1" (3.00m x 2.47m) max

Shower Room: 4' 10" x 5' 9" (1.48m x 1.77m)

Bathroom: 8' 2" x 5' 9" (2.49m x 1.77m)



## Neighbrook Close, Webheath



EPC: TBC

COUNCIL TAX BAND: D

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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