



Grazing Lane, Redditch
Offers in Excess of £360,000

Features:

- Detached home
- Four bedrooms
- Family bathroom and en-suite
- Kitchen and separate dining room
- Added conservatory and extended study/playroom
- Well-maintained rear garden
- Private driveway and garage
- EPC - C

Description:

A four double bedroom detached property with a substantial extension, in the sought-after area of Webheath, Redditch. The ground floor accommodation comprises: Entrance reception hall, redecorated fitted kitchen with gas hob, oven, sink and space for freestanding appliances, separate dining room with double doors opening onto the spacious conservatory with views of the rear garden, expansive modern lounge with feature fireplace and bay window, ground floor WC and the well extended office/play room with double doors opening onto the rear garden and providing access to the attached garage. The first-floor landing establishes: Master bedroom one with en-suite providing a sink, shower and WC, double bedrooms two, three and four and the family bathroom providing a bath with overhead shower, sink and WC. To the rear is a well-maintained landscaped garden with patio area and lawn with planted borders. To the front of the property is private driveway providing off-road parking and access to the garage. Furthermore, the property benefits from gas central heating, double glazed windows throughout and partially boarded loft space. Well placed on a private road protected by hedgerow, in a prime location of Webheath on the outskirts of Redditch, there are well regarded local schools, shops and amenities together with an assortment of pubs and restaurants. It is also conveniently placed to access local bus routes, train station and motorway networks (M5 & M42).



Details:

Reception Hall

Lounge

18' 9" x 12' 7" (5.71m x 3.83m)

Kitchen

9' 8" x 10' 2" (2.94m x 3.10m)

Dining Room

9' 7" x 9' 6" (2.92m x 2.89m)

Utility Room

5' 4" x 7' 5" (1.62m x 2.26m)

Conservatory

6' 8" x 20' 5" (2.03m x 6.22m)

Study/Play Room

24' 1" x 7' 9" (7.34m x 2.36m)

Garage

Ground Floor WC

First Floor Landing

Bedroom One

14' 8" x 9' 7" (4.47m x 2.92m)

En-suite

Bedroom Two

10' 2" x 9' 7" (3.10m x 2.92m)

Bedroom Three

8' 9" x 10' 1" (2.66m x 3.07m)

Bedroom Four

7' 1" x 10' 2" (2.16m x 3.10m)

Family Bathroom

6' 2" x 7' 0" (1.88m x 2.13m)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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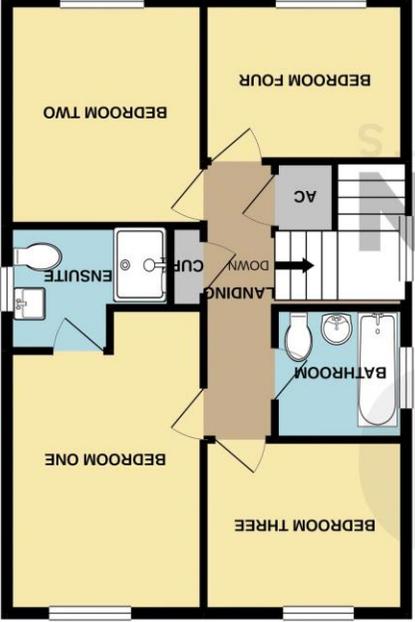
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