

**AP MORGAN**



**Shirehampton Close, Redditch**  
Offers in the Region Of £360,000



**Features:**

- Beautifully presented detached home
- Master bedroom with en-suite
- Three further bedrooms
- Modern fitted kitchen and separate utility room
- Lounge, dining room and conservatory
- Re-landscaped garden
- Private driveway and garage
- EPC - D

**Description:**

A beautifully presented four-bedroom detached home, offering an ideal family living space, and is ideally located in the highly sought-after residential area of Webheath, Redditch. The ground floor accommodation briefly comprises: Fitted kitchen/breakfast room with an integrated sink and dishwasher along with space for freestanding appliances, separate dining room with sliding doors to the spacious conservatory benefitting from a view and access to the rear garden, lounge with a feature gas fireplace and bow window. The ground floor also benefits from a separate utility room with space for appliances, a guest WC/cloakroom, and a garage. The first-floor landing establishes: Master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two, double bedroom three (currently used as office space), good sized bedroom four with fitted units, and the family bathroom. Outside to the rear is a tiered, landscaped garden, with an initial patio area perfect for garden furniture, then up to a lawn area with mature borders. To the front of the property is a private block paved driveway providing ample off-road parking, side gate access to the rear garden and access to the attached garage. Ideally placed in a prime location of Webheath on the outskirts of Redditch. Nearby, there are well regarded local schools, shops and amenities together with a variety of pubs and restaurants. It is also conveniently placed to access national motorway networks (M5 and M42).





**Details:**

**Entrance Hall**

**Kitchen**

14' 4" x 10' 4" (4.37m x 3.15m)

**Lounge**

17' 6" x 11' 5" (5.33m x 3.48m)

**Dining Room**

9' 8" x 8' 8" (2.94m x 2.64m)

**Conservatory**

10' 1" x 18' 1" (3.07m x 5.51m)

**Utility Room**

6' 4" x 8' 2" (1.93m x 2.49m)

**Guest WC**

**Master Bedroom with En-suite**

13' 1" x 9' 7" (3.98m x 2.92m)

**Bedroom Two**

9' 4" x 8' 1" (2.84m x 2.46m)

**Bedroom Three**

9' 9" x 7' 7" (2.97m x 2.31m)

**Bedroom Four**

8' 4" x 11' 1" (2.54m x 3.38m)

**Family Bathroom**

9' 2" x 4' 6" (2.79m x 1.37m)

**Garage**

**EPC Rating: D**

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

**Tenure:** (tbc by solicitors). **For more information or to arrange a viewing, please call us on 01527 406956.**



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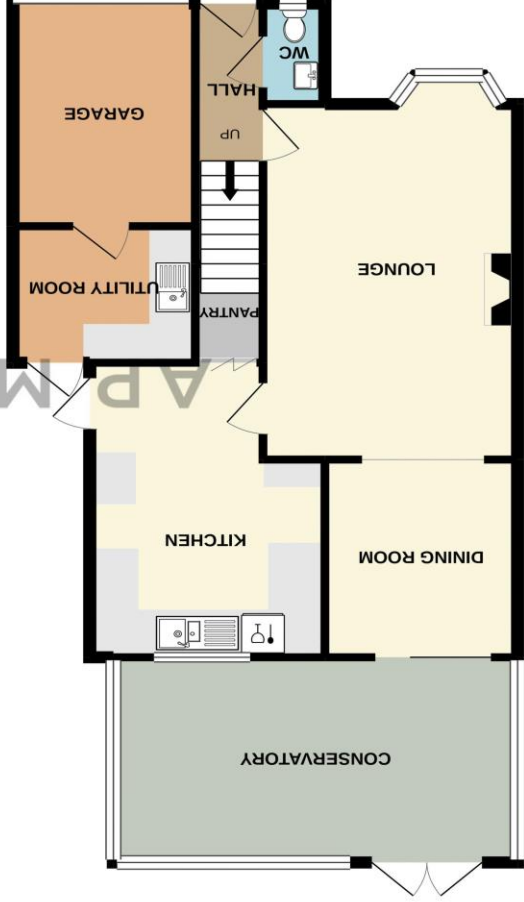
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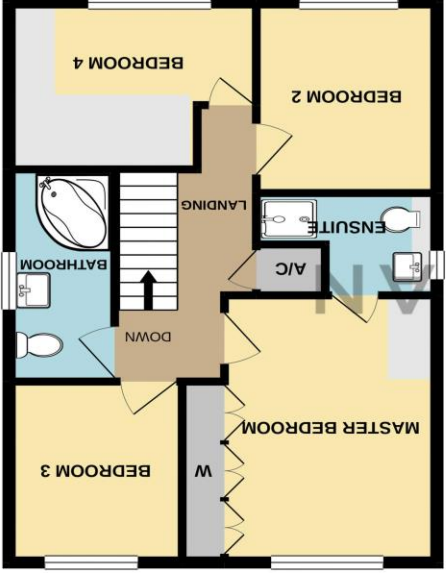
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GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the roughen contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

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