



Foxlydiate Lane, Webheath, Redditch, B97 5PB | £395,000
Five Bedroom Detached House

Features:

- Five Bedrooms
- Two En-Suites
- Dining Room
- Well Appointed Kitchen and Utility
- Garden Room
- Garage/Off Road Parking

Summary:

An impressive five bedroom family home offering two reception rooms and two en-suites situated in the sought after district of Webheath, Redditch.

Description:

This property has been beautifully presented and well maintained throughout offering a wealth of family living space. The accommodation in brief, comprises: - The lounge with front aspect bay window and feature Stone fire place, separate dining room with access to the rear garden. A modern fitted kitchen with granite work surfaces, space for free standing appliances and a range master cooker. The kitchen has an open arch leading to the utility area and guest WC. The utility also provides further side access to the rear garden. Following on from the kitchen is the garden room currently used as a gym. The main entrance hall to the property has a second guest WC and rising staircase and gallery landing to the first floor. The master bedroom is bright and spacious with dual aspect windows and en-suite with shower enclosure. Bedroom two also offers an en-suite and built in wardrobes. Bedrooms three and four are also of good proportion with bedroom five providing built in storage. (currently used as an office) The main family bathroom has a shower enclosure, sink and WC.

Outside:

The front of the property is approached by a tarmac laid drive with space for several vehicles to off road park, a neatly maintained lawn and low maintenance gravel area. The rear garden has been beautifully maintained with a paved patio, raised decking and feature brick built BBQ. There is also a further seating area under a timber framed pergola. In addition the rear garden offers access to two covered storage areas on both the left and right hand side of the property.

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:

Hall

Downstairs WC

Lounge:

23' 3" x 12' 8" (7.09m x 3.87m) max

Dining Room:

9' 9" x 9' 8" (2.98m x 2.95m)

Kitchen:

15' 8" x 15' 1" (4.78m x 4.62m) max

Utility Room:

7' 10" x 6' 0" (2.40m x 1.85m) max

Downstairs WC

Garden Room:

12' 8" x 7' 10" (3.88m x 2.40m)

Garage:

15' 3" x 8' 1" (4.65m x 2.48m)

Stairs To First Floor Landing

Master Bedroom:

19' 4" x 11' 11" (5.90m x 3.65m) max

En Suite:

6' 0" x 5' 10" (1.85m x 1.80m) max

Bedroom Two:

12' 3" x 9' 8" (3.75m x 2.95m)

En Suite:

7' 0" x 5' 7" (2.15m x 1.72m) max

Bedroom Three:

10' 9" x 9' 8" (3.28m x 2.95m)

Bedroom Four:

10' 5" x 7' 11" (3.20m x 2.42m) max

Bedroom Five:

10' 4" x 7' 1" (3.15m x 2.18m)

Shower Room:

8' 8" x 4' 11" (2.65m x 1.50m)

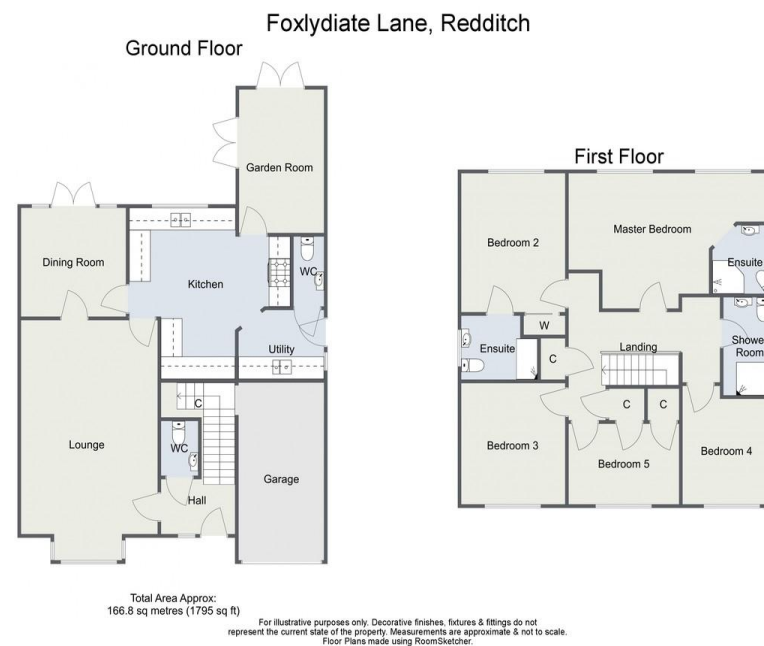
EPC: D

Council Tax Band: E

Tenure: Freehold

For more information on Foxlydiate Lane or to arrange a viewing, please call the Redditch Office on 01527 540 654





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.