



74 Church Road

Webheath, Redditch, B97 5PG

Andrew Grant

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5 Bedrooms 2 Bathrooms 2 Reception Rooms

A stylish and well-appointed family home in the heart of Webheath, offering spacious interiors, a generous garden and a secluded, enviable position close to local amenities.

- Beautifully presented five-bedroom detached home with contemporary interiors.
- An elegant open plan, shaker-style kitchen and dining space and French doors to garden.
- Spacious bay-fronted living room with modern décor and an abundance of natural light.
- Landscaped rear garden with a spacious patio for al fresco dining.
- Generous lean-to shed with enclosed bin store, providing excellent additional storage, equipped with electricity and accessible via secure keypad gates.
- A large, recently added, private resin driveway with ample off-road parking and gated side access.
- There is an EV charger at the front of the property for added convenience.
- Sought-after Webheath location with excellent transport links, schools and green spaces.

1461 sq ft (135.7 sq m)





The living room

This generously sized living room is positioned at the front of the property and features a striking bay window that floods the space with natural light. The layout offers excellent flexibility for family living, with direct access through to the dining room or second reception room at the rear, allowing the space to flow beautifully for both everyday use and entertaining.





The kitchen diner

This spacious open-plan kitchen is fitted with classic shaker-style units and solid wooden worktops, offering generous storage and preparation space. A large central breakfast bar provides informal dining and serves as a practical hub for everyday family life. Integrated appliances include a gas hob with stainless steel splashback and extractor, a double oven, concealed dishwasher and built-in fridge freezer. A door leads directly to the utility room for added convenience.





The dining area sits within the open-plan kitchen space and enjoys a bright outlook with wide French doors opening directly onto the rear garden. Its position offers seamless indoor-outdoor flow, perfect for family meals or entertaining.





The dining room/ snug

This flexible second reception room features French doors opening directly onto the rear garden, providing excellent natural light and easy access for outdoor dining. The doors are fitted with integral blinds for added convenience and privacy. Its location next to the kitchen offers potential for entertaining or family use, and the herringbone-style flooring adds a smart finish.



The fifth bedroom/ study

Located at the front of the property, the snug offers a quiet and versatile space that could be used as a study or a fifth bedroom. Separate from the main living areas, it benefits from a wide front-facing window fitted with wooden blinds, allowing plenty of natural light while offering privacy. This flexible room is ideal for guests, a home office or additional accommodation, depending on the needs of the household. There is also access to useful boarded loft storage from this room, providing practical extra space for seasonal items or household storage.



The utility and cloakroom

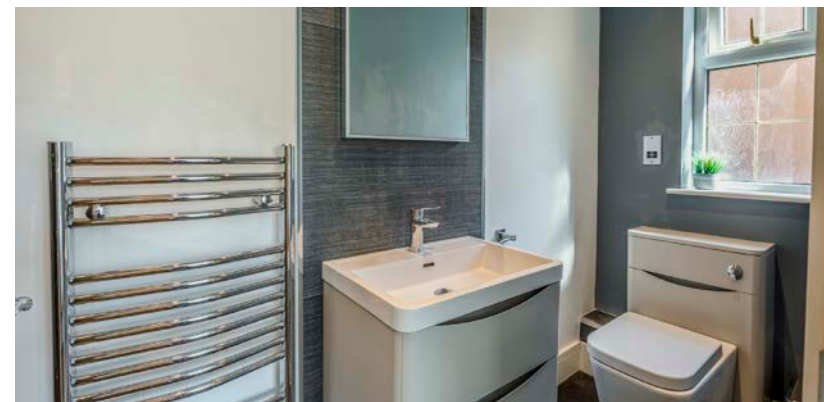
Fitted with both wall and base units, the utility room provides additional storage and workspace. Tiled flooring runs through from the kitchen and there is space and plumbing for laundry appliances. It also provides access to the downstairs cloakroom which features a WC and basin.





The primary bedroom and en suite

A spacious principal bedroom with views over the front of the property and access to a private en suite. The contemporary en suite features a walk-in rainfall shower, floating vanity unit, low-level WC and heated towel rail.





The second bedroom

A generously sized double bedroom situated to the rear of the property with a large window overlooking the garden. The room offers ample space for bedroom furnishings and benefits from its peaceful position at the back of the house.



The third and fourth bedroom

Bedroom three is located at the rear of the property and is a well-proportioned room, easily accommodating a double bed. Bedroom four, positioned at the front, includes built-in wardrobes and is currently used as a walk-in wardrobe. Both rooms are fitted with wooden blinds and offer flexibility, being spacious enough to serve as double bedrooms, guest rooms or for alternative purposes such as a nursery or home office.





The bathroom

The family bathroom includes a bath with rainfall-style shower and bifold screen, a floating vanity unit with wash basin and a low-level WC. Metro-style tiling and an obscure glazed window complete this practical and contemporary space.



The garden

The rear garden features a block-paved patio running the full width of the house, ideal for outdoor dining. A lawned area provides plenty of space for family use, and a timber gazebo sits in the corner, offering a shaded area for relaxation. The garden is enclosed with fencing for privacy and security.



Location

Webheath is a highly sought-after residential area situated to the south-west of Redditch. Known for its strong community atmosphere, green surroundings and access to excellent schools, it is a particularly popular choice for families. The property is within walking distance of both Webheath Primary Academy and Mount Carmel Catholic School, making it especially convenient for those with young children.

Local amenities include shops, traditional pubs and recreational spaces, all within easy reach. For commuters, the area offers superb connectivity with the M42 and M5 motorways nearby, and Redditch railway station providing regular services to Birmingham and beyond. The surrounding Worcestershire countryside offers a range of scenic walking routes and outdoor pursuits, making Webheath an ideal location for those seeking a balance between town and country living.

Services

The property benefits from mains gas, water, electricity and drainage.

Council Tax

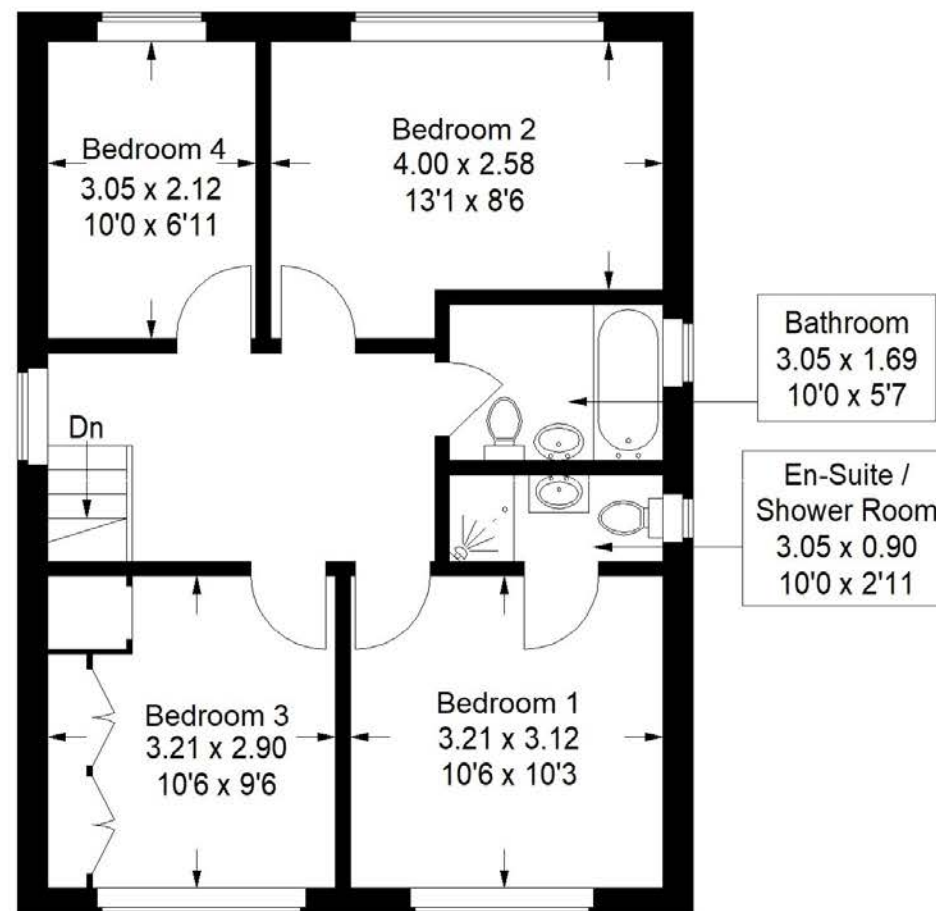
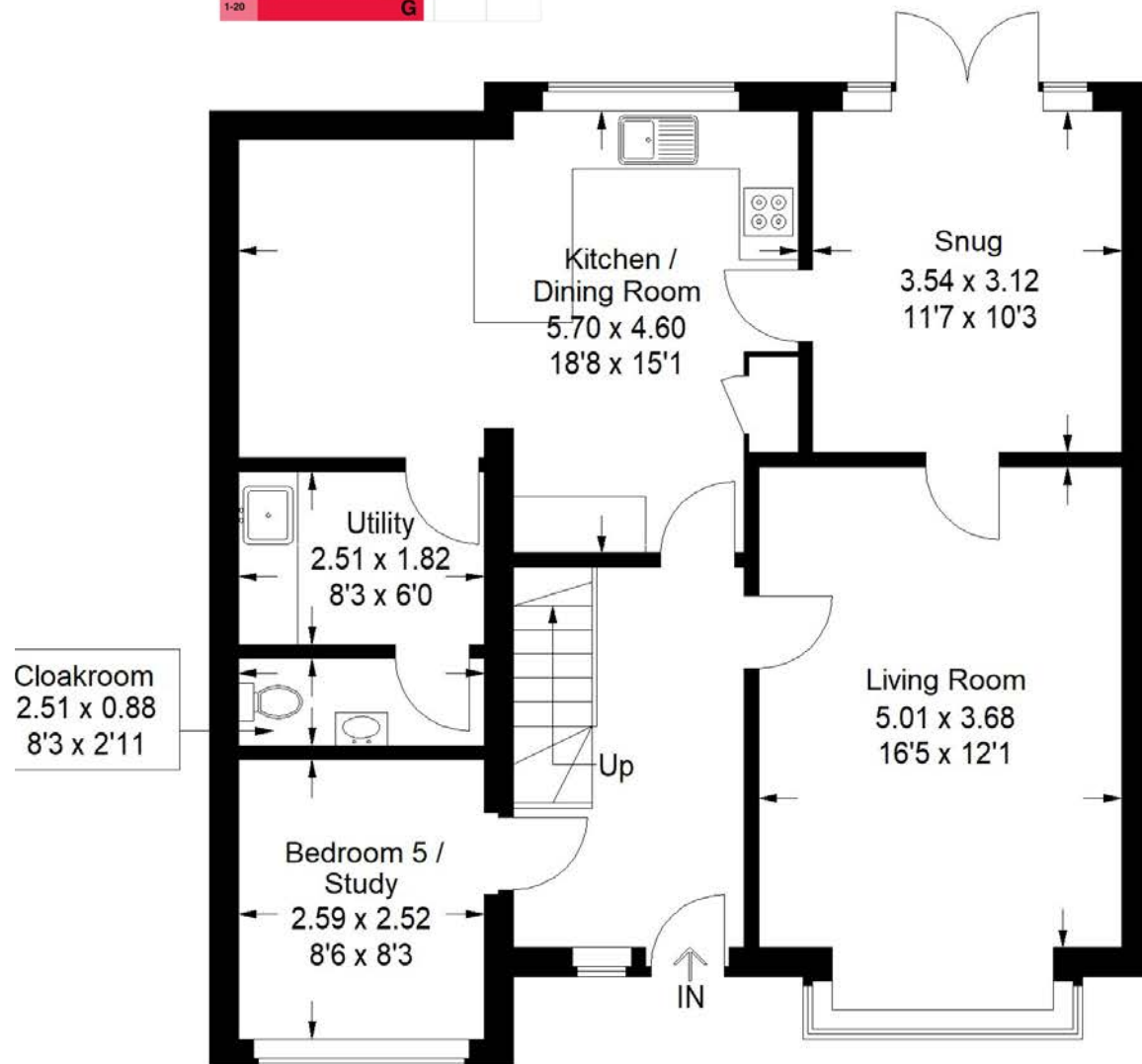
The Council Tax banding for this property is **Band E**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 135.7 sq m / 1461 sq ft



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