



VICTORIA FITZPATRICK POWERED BY **exp** TM UK

@ victoria.fitzpatrick@exp.uk.com

🌐 victoriafitzpatrick.exp.uk.com

☎ 07833 136 521

Springvale Road, Webheath, Redditch, B97 5RW

Offers Over £340,000

3 2 2



****NEW INSTRUCTION****

****PLEASE QUOTE REF VF0354****A beautifully presented three bedroom detached family home with garage and driveway, located in the highly desirable area of Webheath.

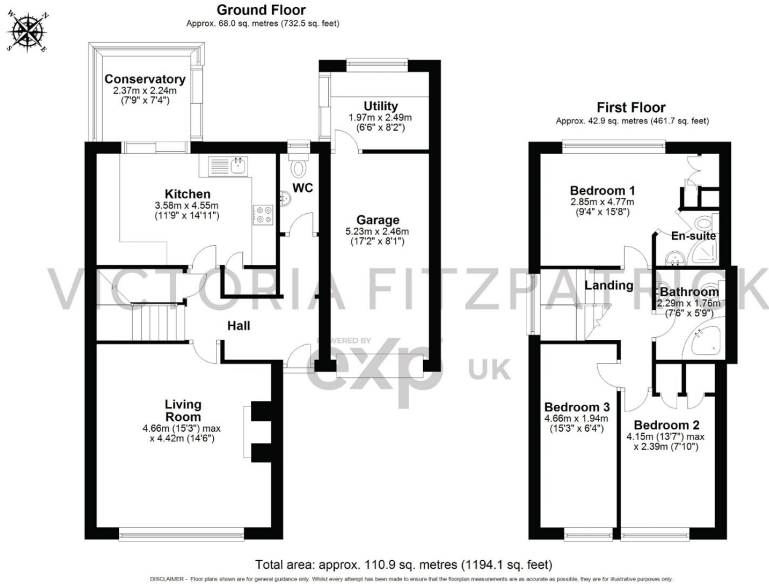
The property is approached via the generous frontage, offering a well maintained fore garden, block paved driveway and carport leading the main residence.

The ground floor of the property comprises; Entrance hallway with Velux window, access to downstairs WC, walk in storage cupboard and doors leading to kitchen and lounge with stairs giving access to the first floor. A generous lounge is located to the front, large double glazed window, radiator and feature fireplace with marble effect hearth. The fitted kitchen offers a range of wall and base units, ample work surfaces, integrated ceramic hob, overhead extractor, oven and dishwasher. Vertical radiator, double glazed window to rear and double glazed sliding door opening into conservatory. The conservatory offers a great space for a dining area or additional reception room which then leads out into the rear garden.

The split staircase is flooded with natural light from the large double glazed window at halfway point, the first floor landing leads to master bedroom, two further bedrooms and family bathroom. Master bedroom with en-suite shower room, double glazed window to rear, radiator and built in wardrobe. Bedroom two being a double offers two storage cupboards, radiator and double glazed window to front. Bedroom three, currently being used as an office space with double glazed window to front and radiator. The family bathroom comprises; pedestal wash hand basin, low level WC, corner panelled bath, double glazed window and radiator.

The outside rear garden is very private and is a generous and versatile garden space, mainly laid to lawn, paved patio area with an additional raised decked area ideal for summer dining and entertaining. There is access to the utility area offering plumbing for a washing machine and tumble dryer and gives access into the garage. This garden features fenced boundaries, outside tap and side gated access.





DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- QUOTE REFERENCE VF0354
- DETACHED FAMILY HOME
- HIGHLY DESIRABLE LOCATION
- LOUNGE, KITCHEN AND CONSERVATORY
- UTILITY AREA
- MASTER WITH EN-SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING AND CARPORT
- GARAGE
- GENEROUS REAR GARDEN



28/05/2024, 13:43 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
10 Spring Vale Road RS3 3JH B7 5RV	Energy rating C	Valid until 27 May 2034
		Certificate number 654-4025-6305-6175-629
Property type	Detached house	
Total floor area	91 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-references>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/654-4025-6305-6175-6292/print.html>

1/4

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29