



2 SHIREHAMPTON CLOSE, REDDITCH, B97 5PF
OFFERS OVER £430,000

Set in the incredibly sought after area of Webheath sits this executive, four bedroom detached home which is finished to a fantastic standard and has been impeccably maintained by the current owner over recent years and provides ample accommodation throughout for a growing family.

Approached from a tarmac driveway leading to the front porch, the ground floor of the property offers an entrance hallway, a stunning L shape kitchen breakfast room, large lounge with bay window, dining room leading into the conservatory, utility and guest WC. To the first floor is a landing leading to the principal bedroom which is a great size and has built in wardrobes with an ensuite shower room, there are two further double bedrooms, a smaller fourth bedroom and a modern family bathroom with 4 piece suite. There is also a garage to the front of the property with electric roller door.

To the rear of the property is a beautiful, enclosed rear garden with pleasant patio area, and lawned space with shrubs and flower beds. The property is situated close by to Webheath first school, bus routes, convenience stores and post office along with having great access to motorway links.

EPC - C
Council Tax - E
Tenure - Freehold (subject to solicitor confirmation)



Approach

Via driveway which leads to the garage, main front entrance is via an enclosed entrance porch which leads into;

Hall

With stairs off to the first floor, door to breakfast/kitchen, lounge and guest WC.

Breakfast Kitchen

22'11" max x 16'4" max (7.00 max x 5.00 max)

L shaped, with granite work tops Karndean flooring and many integrated appliances. Patio doors lead out to the rear garden, door gives integral access to the garage and further door leads out to the laundry;

Living Room

16'4" max x 13'5" max (5.00 max x 4.10 max)

Door leads into;

Dining Room

11'3" max x 9'9" max (3.44 max x 2.98 max)

With door to kitchen and lounge, and double doors out to the conservatory;

Conservatory

10'9" max x 7'10" max (3.30 max x 2.40 max)

Entered from the conservatory with an access door out to the rear garden

Laundry

7'2" max x 5'6" max (2.20 max x 1.70 max)

With space for appliances further door giving access out to the rear garden.

Guest WC

With Basin & WC

Bedroom One

13'5" max x 11'1" max (4.10 max x 3.40 max)

With a bank of fitted wardrobes/storage, door into En-suite;

En-suite

6'6" max x 5'2" max (2.00 max x 1.60 max)

With basin, WC and shower enclosure

Bedroom Two

10'5" max x 9'10" max (3.20 max x 3.00 max)

Bedroom Three

10'5" max x 10'5" max (3.20 max x 3.20 max)

This room incorporates the stairwell and a stair bulk head.

Bedroom Four

13'1" max x 13'9" max (4.00 max x 4.20 max)

Bathroom

10'5" max x 6'6" max (3.20 max x 2.00 max)

With basin, WC, separate shower enclosure, corner bath, and heated towel radiator

Garage

16'8" max x 7'10" max (5.10 max x 2.40 max)

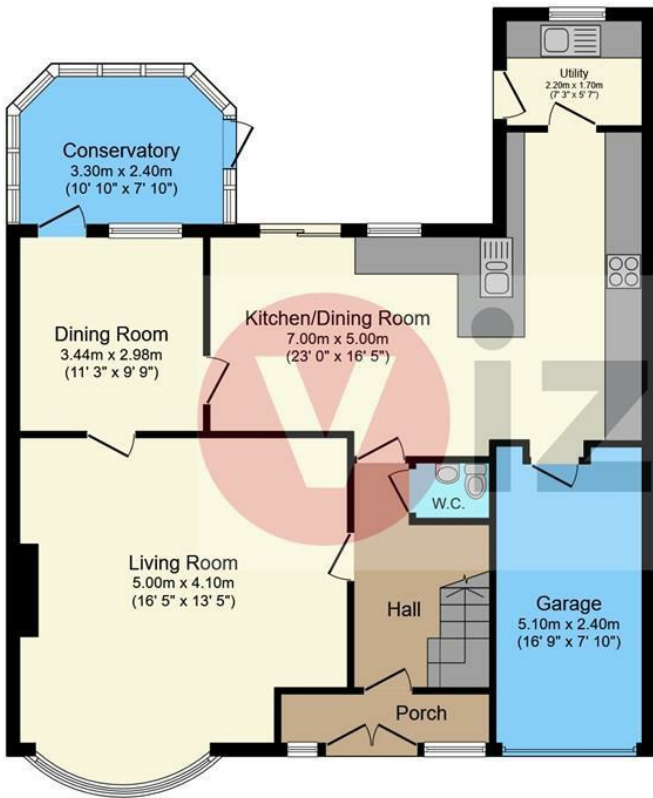
with electric roller door and integral door into the kitchen

Gardens

Offers paved patio area, lawn, shrubs and plants.



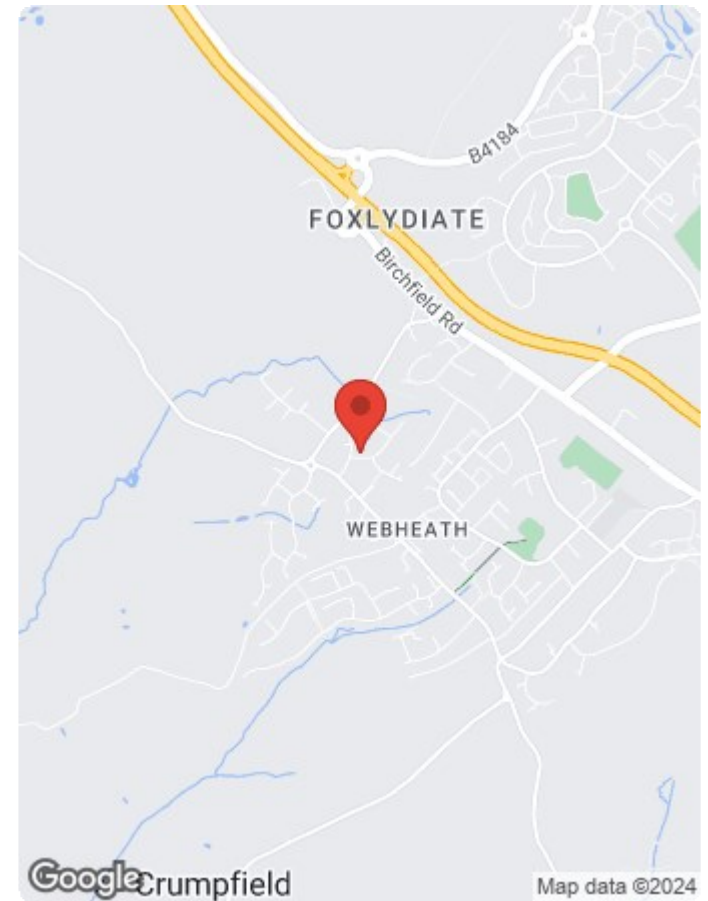




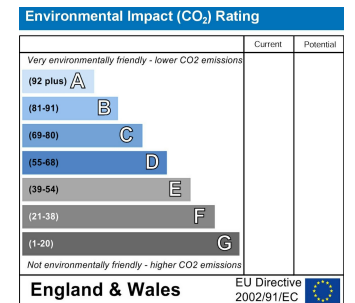
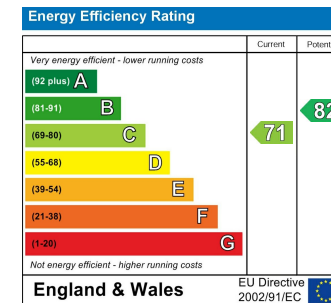
Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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