



HOMES BY VICTORIA
ESTATE AGENCY

Neighbrook Close, Redditch, B97 5YA

Offers Over £450,000

🛏 4 🚿 2 🛋 2



An Exceptional Five Bedroom Family Home in the Heart of Webheath. Tucked away in the highly sought-after suburb of Webheath, on the edge of the Worcestershire countryside, this elegantly extended and immaculately presented five bedroom detached home offers a rare opportunity to acquire a property that combines luxury, functionality, and timeless style in one impressive package.

Set within a peaceful residential enclave, the home has been thoughtfully improved by its current owners with no expense spared. From solid oak internal doors and stylish spotlight ceilings to a brand-new bespoke kitchen extension (completed December 2023) and a landscaped driveway (January 2024), every detail has been carefully curated to offer modern family living at its finest.

Accommodation Highlights

Step through the welcoming entrance hallway and you're greeted by a warm and inviting atmosphere. To the front, the bay-fronted lounge provides a tranquil space to relax, complete with a feature fireplace and inset gas fire, while to the rear lies the show-stopping heart of the home.

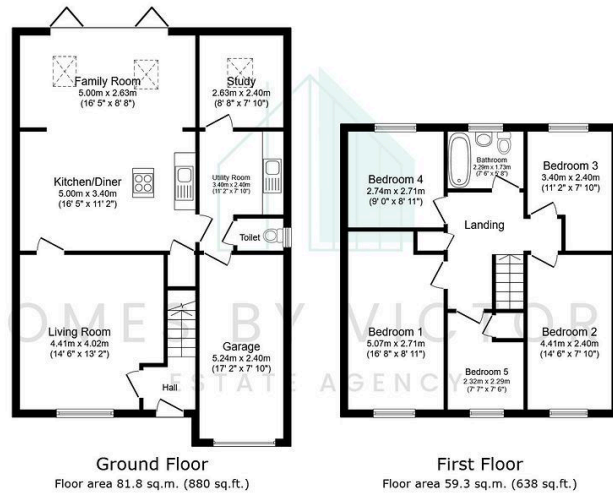
The open-plan kitchen, dining and family room is a true centrepiece, expertly designed for both everyday life and entertaining. Featuring Herringbone flooring, Quartz countertops, a feature island, and top-of-the-line integrated Neff appliances, it flows seamlessly into the family area where ceiling lanterns and bi-folding doors flood the space with natural light and connect beautifully to the rear garden.

The ground floor continues with a practical and stylish utility room, guest W.C and a versatile study/playroom that benefits from a skylight and garden views, perfect for home working or a children's retreat. Internal access is also available to the double garage, fitted with an electric roller door and additional water supply.

Upstairs Living

Upstairs, the property offers five generously proportioned bedrooms, including three doubles and two well-sized singles. The primary bedroom enjoys views to the front, while bedroom four is currently being used as a home office, complete with built-in storage. The





Total floor area: 141.1 sq.m. (1,519 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

- Sought-After Webheath Location
- Stunning Open-Plan Kitchen/Dining/Family Room
- Bespoke Kitchen with Integrated Neff Appliances
- Utility Room & Ground Floor Study/Playroom
- Five Bedrooms (Three Doubles, Two Singles)
- Contemporary Family Bathroom & Guest W.C.
- Landscaped Private Rear Garden
- Integral Garage with Electric Door
- Generous Tarmac Driveway
- EPC Rating C



homesbyvictoria.co.uk
victoria@homesbyvictoria | 07833 136521

FOR M HOMES MIDLANDS LIMITED trading as Homes By Victoria Company Number: 13688840 VAT no: 470190115



HOMES BY VICTORIA
ESTATE AGENCY