



Blackstitch Lane, Webheath, Redditch B97 5TE

£585,000

4 2 5



****2388 Sq Ft**** A captivating four/five bedroom detached family home, spanning three floors and providing a range of flexible living spaces, making it an ideal choice for multi-generational living. Boasting four primary reception rooms, a dedicated home office space, a well-appointed kitchen/diner, an en-suite in the master bedroom, a main bathroom, two additional guest WC, an integrated double garage, and charming gardens offering scenic views, this property is situated in the highly sought-after location of Webheath, Redditch.

The accommodation briefly comprises;- An inviting entrance hall with a guest WC, a formal dining room featuring a bay window for an elegant atmosphere, a spacious lounge with feature gas fireplace with remote control, bi-folding doors leading to a balcony with powered blind over and access to the study/home office area, and a well-equipped kitchen/diner with integrated appliances, space for a range master cooker, and a designated area for casual dining. A rising staircase leads to the first floor, and offers the master bedroom and en-suite shower room, along with two additional double bedrooms, a well proportioned fourth bedroom, and the main bathroom boasting a corner bath and shower.

Beyond the primary living spaces, the property offers a lower ground floor with two reception rooms, one featuring bi-folding doors to the garden, a guest WC, and a utility room, providing versatile options for teenagers seeking their own space or accommodating elderly relatives.

Exterior highlights include a well-maintained front garden, ample block-paved off-road parking, access to the integral double garage, and an enclosed porch. The rear garden is a haven for outdoor living, featuring several seating areas, tiered lawns, captivating flower beds, a water feature, hedgerow boundaries, and scenic views.

Perfectly situated in the desirable Webheath area, the property offers easy access to Redditch town centre, providing convenient connections to major motorways (M42 & M5) for commuting to Birmingham International Airport and NEC. Excellent rail and bus links, numerous leisure facilities, esteemed schools at all levels, and the neighbouring countryside complete the appealing package of



Blackstitch Lane, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Set Across Three Floors
- Versatile Accommodation
- Four/Five Bedrooms
- En- Suite To The Master Bedroom
- Principal Bathroom & Two Guest WC
- Kitchen/Diner & Separate Utility Space
- Four Main Reception Rooms & Office Space
- Stunning Gardens With Views & Office Space
- Integral Double Garage
- Sought After Location



08/02/2024, 15:37 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
9 Blackstitch Lane REDDITCH B97 3TE	Energy rating C	Valid until: 7 February 2034 Certificate number: 2381-8019-1246-1139-2760																																
Property type	Detached house																																	
Total floor area	174 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-standards-2023)																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>19</td> <td>66</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>49-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>31-48</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-29</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	19	66	55-68	D			49-54	E			31-48	F			1-29	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/2381-8019-1246-1139-2760/printview>

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01527 540 654

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