

137 New Road, Rubery, Birmingham, B45 9JR
Tel: 0121 453 6880
Fax: 0121 453 6935



**17 Downsell Road
Webheath
Redditch
B97 5RT**

Offers Over £400,000

**Detached Bungalow
Three Double Bedrooms
Lounge
Fully Fitted Kitchen
Modern Shower Room
Driveway Parking
Garage
Large Rear Garden
No onward Chain
Freehold**

GORDON JONES IS PLEASED TO PRESENT THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED BUNGALOW. LOCATED IN THE HIGHLY SOUGHT - AFTER RESIDENTIAL AREA OF WEBHEATH, WITHIN EASY REACH OF LOCAL SHOPS & AMENITIES WITH REDDITCH TOWN CENTRE & TRANSPORT LINKS JUST A SHORT DRIVE AWAY.

This beautiful Bungalow offers spacious and versatile living and briefly comprises of welcoming Hallway with Parquet flooring, spacious Lounge with lovely views of the rear garden, fully fitted Kitchen with integrated Miele appliances, three double bedrooms, modern fitted shower room with Grohe shower, driveway with ample parking and garage. Beautiful rear Garden with large patio area and summerhouse.

*****VIEWING BY APPOINTMENT ONLY*****



L'SHAPED HALLWAY

12'10" x 3'09" 13'11" x 12'02"
3.91m x 1.14m 4.24m x 3.70m

Welcoming hallway with double-glazed entrance door Parquet wooden flooring, gas central heating radiator wall lights. Doors to.

KITCHEN

12'11" x 8'07" 3.93m x 2.61m

Fully fitted wall, base and drawer units with Corian worktops. Stainless steel inset sink bowl with mixer tap and waste disposal unit. Miele Induction hob, Miele Electric oven with Miele combination microwave/oven. Integrated Miele dishwasher, washing machine and tumble dryer. Integrated Fridge & freezer and integrated bin within cupboard. Double-glazed window to side elevation. LED downlighting. Door to.

INNER LOBBY AREA

Double-glazed door to side elevation leading to side passage and garden. Gardners W.C. Wall mounted Worcester Bosch combi boiler. Door to.

GARAGE

16'02" x 9'04" 4.92m x 2.84m

This good-sized garage could easily be converted into another reception room with the approved regulations, it currently has an electric controlled garage door, Lighting & power.

LOUNGE

19'09" x 13'03" 6.01m x 4.03m

The heart of the home is this spacious lounge with a large double-glazed picture window to rear elevation allowing lots of natural light and beautiful views of the garden. Double-glazed door leads out to rear patio area and garden. Wooden fire surround housing ornate gas cast iron fire with coals/living flame effect. Fitted wooden cupboards to either side of chimney breast. Gas central heating radiator. Central light fitting.

BEDROOM ONE

11'11" x 10'08" (to fitted wardrobes)
3.63m x 3.25m

Double-glazed bay window to front elevation, gas central heating radiator, fitted wardrobes with matching

bedside cabinets and fitted drawers. Central light fitting.

BEDROOM TWO

11'11" x 12'02" 3.63m x 3.70m

Double-glazed window to the rear elevation. Gas central heating radiator, central light fitting.

BEDROOM THREE

9'0" x 8'06" 2.74m x 2.59m

Double-glazed window to side elevation, gas central heating radiator, built in wardrobe and shelving with TV point. central light fitting.

BATHROOM

6'04" x 7'11" 1.93m x 2.41m

Double-glazed opaque window to front elevation. Corian vanity unit housing wash basin with mixer tap and wall mounted W.C. Walk-in double shower cubicle with Grohe shower. Heated towel rail.

EPC Rating: D

Council Tax Band: D

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.