







Pumphouse Lane, Redditch

Tenure: Freehold

- Gated development
- Part exchange available
- Air source heat pump
- Integral double garage
- Sought after area
- Bespoke new builds
- No onward chain
- Underfloor heating throughout
- Detached five bedroom house
- Scope to convert the roof space into living accommodation, subject to planning permission

Guide Price £700,000

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DESCRIPTION

A rare opportunity to acquire this brand new five-bedroom executive detached house, located in the ever sought-after area of Webheath. This bespoke home, built by reputable local developers, is situated within an exclusive gated development that has now been completed. Finished to a high standard throughout, this impressive property offers contemporary living in a highly sought-after setting and is offered with no upward chain.

The property boasts high-quality fittings throughout and a thoughtfully designed layout. It features a hallway, lounge, family room, kitchen/dining area, and a WC/cloakroom to the ground floor. The first floor provides landing, four well-proportioned bedrooms, en-suites to the main and second bedrooms, further family bathroom and a fifth bedroom/study. The property also provides scope to increase the living accommodation into the roof space, subject to the necessary planning consents.

Externally the property benefits from ample off-road parking and an integral double garage together with an enclosed appropriately sized rear garden and patio to the rear.

The property features an air source heat pump for efficient heating.

Webheath is a well-regarded residential area of Redditch, popular with families and commuters alike. Redditch town centre offers a range of amenities, including restaurants and leisure facilities. Excellent transport links are close by, with Redditch Train Station providing direct services to Birmingham, and the M42 and M5 motorways easily accessible.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimensions within each room.

Construction: This property is understood to be of standard construction and should be verified by legal advisers or a RICS Building Surveyor prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Band C

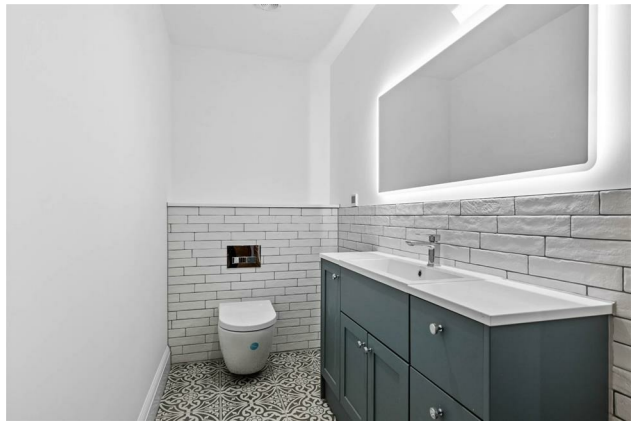
Local Authority: Redditch Borough Council

Council Tax Band: Pending

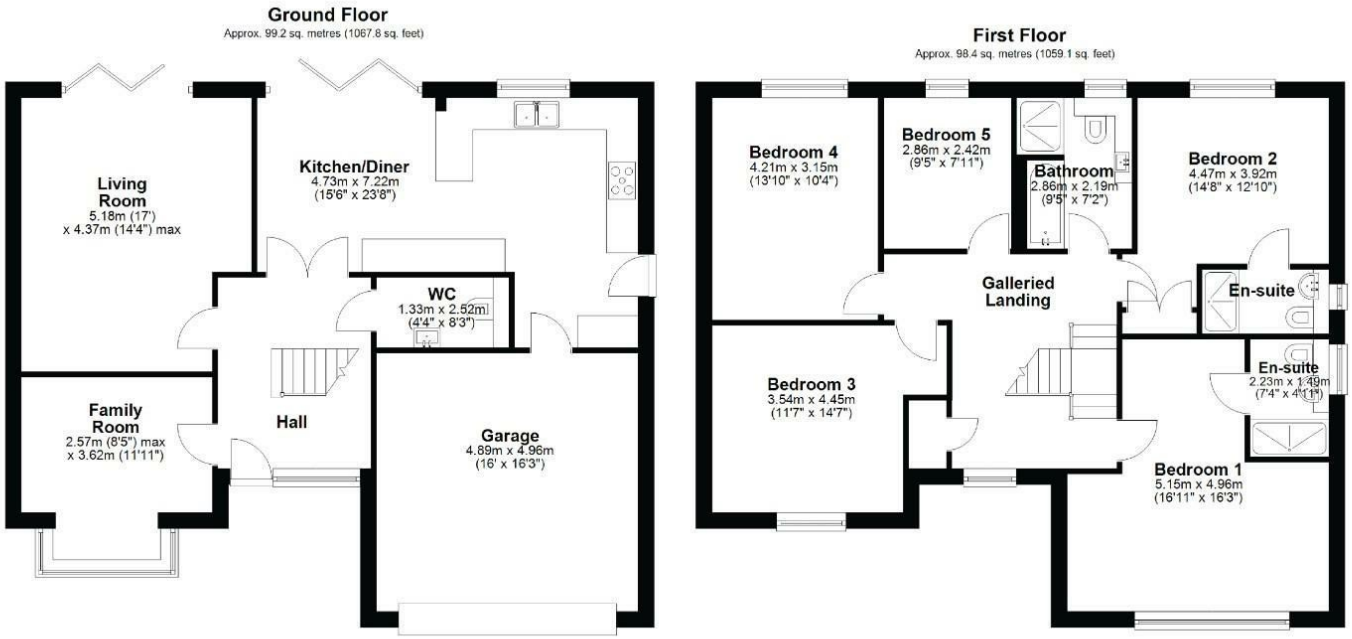
The current images are CGI.











Total area: approx. 197.6 sq. metres (2126.8 sq. feet)

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.

Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

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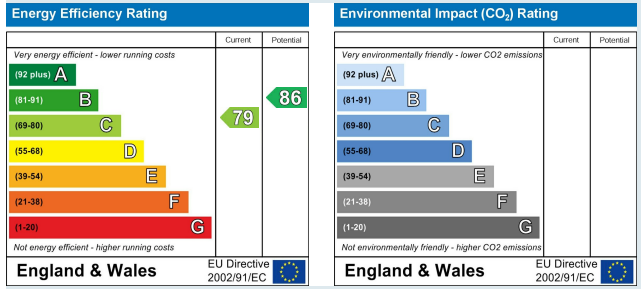
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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