

oulsnam



12 Blockley Close, Webheath, B97 5WW

EPC: C

Offering four double bedrooms, spacious and versatile reception accommodation, an impressive kitchen and family room, utility facilities, an integral double garage and generous off-road parking, this is a substantial detached family home with plenty to offer. The outstanding rear outlook is undoubtedly one of the property's greatest selling points.

COUNCIL TAX BAND:

EP RATING: C

LOCATION:

Webheath lies on the outskirts of Redditch towards Bromsgrove and benefits from being adjacent to the beautiful Worcestershire countryside. There are well regarded local schools, a Post Office, greengrocer and other shops together with an assortment of pubs and restaurants. It is also conveniently placed to access the motorway network (M5 & M42).

SUMMARY OF ACCOMMODATION:

The property is approached via a tarmac driveway providing parking for several vehicles, leading to the integral double garage and the main entrance.

Upon entering, the property immediately makes an excellent first impression, with a spacious and welcoming hallway providing access to the principal reception rooms, kitchen and first-floor accommodation. The hallway also benefits from a useful guest WC, fitted with a contemporary floating wash hand basin and heated towel rail.

The generously proportioned lounge is a particularly attractive reception space, featuring a bay window overlooking the front of the property, allowing plenty of natural light into the room. A focal-point gas fire with attractive surround creates a warm and inviting atmosphere, while double doors provide a seamless connection through to the dining room.

The dining room is conveniently accessible from both the lounge and the entrance hallway, creating a versatile and sociable space. Whether used for formal dining, family meals or entertaining guests.

At the heart of the home is the impressive kitchen and family room, designed to provide a practical yet sociable space for modern family living. The kitchen is fitted with a range of integrated appliances including an oven, five-ring gas hob, dishwasher and fridge, while there is also generous space for a freestanding American-style fridge freezer.

The family room benefits from a dual-aspect arrangement, creating a light and spacious environment with excellent views towards the rear of the property. French doors open directly onto the rear garden, providing a wonderful connection between the indoor and outdoor living spaces and making this an ideal area for entertaining.

Accessed from the kitchen, the utility room provides valuable additional practical space, with room for both a washing machine and tumble dryer, together with a useful sink. A door leads directly out to the rear garden.

The utility also benefits from a pantry cupboard and internal access into the impressive integral double garage, which is fitted with an electric roller door and benefits from power and lighting.

To the first floor, a spacious gallery landing provides access to all four bedrooms and the family bathroom, creating a bright and open feel throughout the upper level.

The property offers the considerable benefit of four genuine double bedrooms, all of which boast fitted wardrobes, providing excellent built-in storage and making the accommodation particularly well suited to family living.

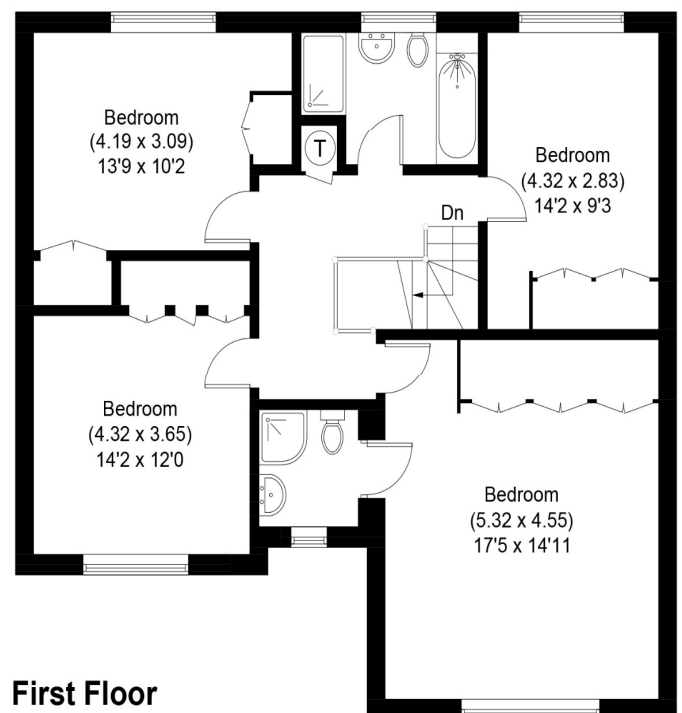
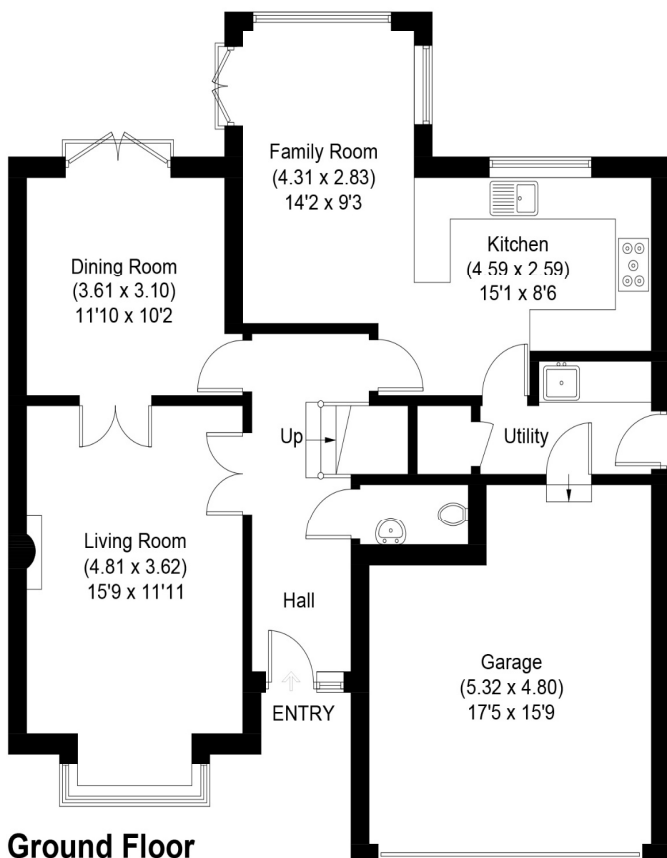
The oversized principal bedroom provides a superb retreat, offering an abundance of space for a range of bedroom furniture and featuring fitted wardrobes together with a private en-suite shower room.

The well-appointed family bathroom features a four-piece suite, comprising a full-size bath, double-width separate shower,



Blockley Close

Approximate Gross Internal Area
Ground Floor = 99.0 sq m / 1066 sq ft
(Including Garage)
First Floor = 88.4 sq m / 951 sq ft
Total = 187.4 sq m / 2017 sq ft





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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