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It's who you move with.

Dunstall Close, Webheath, Redditch B97 5UY

Offers In Region Of £485,000

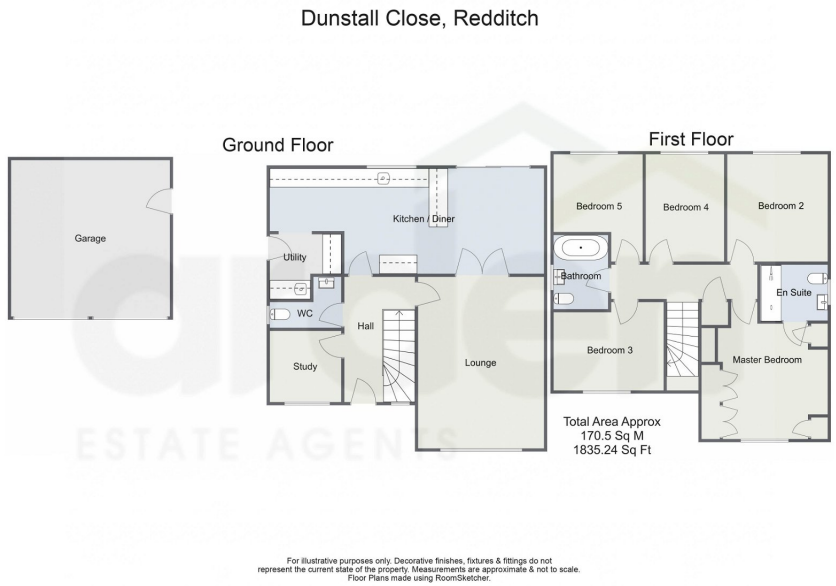
5 2 2

The ground floor welcomes you with an entrance hallway, complete with a guest WC and staircase rising to the first floor. It further comprises a study and a generously sized lounge, with double opening doors that reveal a fabulous kitchen/diner. The kitchen has patio doors leading to the garden and is equipped with a range of modern high-gloss wall and base units, along with integrated appliances such as a combination oven and microwave, warming drawer, hob, fridge/freezer, dishwasher, and wine fridge. Additionally, there's a utility room with a side access door. To the first floor, the landing offers built-in storage and leads to the master bedroom, complete with ample fitted wardrobes and an en-suite facility for added convenience. Additionally, there are four more well-proportioned bedrooms and a principal bathroom

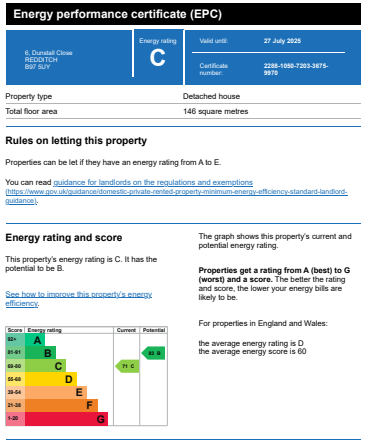
This property benefits from having driveway parking with a front lawn, a detached double garage, and a beautifully maintained rear garden. The garden itself features a paved patio area with ample seating, as well as an additional paved seating area. Its two-tier lawn is bordered by delightful planted beds, all enclosed within hedge and fenced boundaries for privacy and security. with a convenient side access gate.

Room Dimensions:

Lounge 4.04m x 5.5m (13'3" x 18'0")
Kitchen/Diner 8.8m x 3.37m (28'10" x 11'0") max
Utility Room 2.07m x 2.18m (6'9" x 7'1") max
WC 2.18m x 1.66m (7'1" x 5'5") max
Study 2.33m x 2.28m (7'7" x 7'5")
Stairs To First Floor
Master Bedroom 4.38m x 4.05m (14'4" x 13'3") max
En Suite 1.79m x 2.17m (5'10" x 7'1") max
Bedroom 2 3.33m x 3.44m (10'11" x 11'3")
Bedroom 3 2.82m x 3.53m (9'3" x 11'6")
Bedroom 4 2.52m x 3.44m (8'3" x 11'3")
Bedroom 5 2.87m x 3.44m (9'4" x 11'3") max
Bathroom 2.37m x 1.74m (7'9" x 5'8")



- Wonderfully Appointed Detached Home
- Spacious Lounge
- Modern Kitchen/ Diner
- Principal Bathroom, En-Suite to Master and Guest WC
- Driveway Parking
- Five Well-Proportioned Bedrooms
- Study
- Separate Utility
- Detached Double Garage
- Beautifully Maintained Rear Garden



Energy performance certificate (EPC)

6, Dunstall Close REDDITCH B97 5UY	Energy rating C	Valid until: 27 July 2025 Certificate number: 2208-1050-7203-3675-9976

Property type	Detached house
Total floor area	146 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-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

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