





# Crumpfields Lane, Webheath, Redditch B97 5PW

Offers In Region Of £265,000

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This is a fantastic opportunity to purchase a two-bedroom semi-detached house located on the highly desirable Crumpfields Lane in Webheath. This property, set in a semi-rural area, offers tremendous potential for improvement and extension, subject to obtaining the necessary consents. Being sold with no upward chain, the house features a delightful rear garden and beautiful views of the surrounding countryside.

The property features a recently installed Worcester boiler, fitted within the last two years. Inside, the accommodation includes an entrance porch, a hallway with stairs leading to the first floor, a lounge with a newly fitted log burning stove and built-in under-stairs storage, a second reception room, and a breakfast kitchen equipped with a range of wall and base units, an integrated fridge, and space for a range oven. Additionally, there is a utility room with a separate WC and access to both the front and rear. Upstairs, the first floor landing leads to a spacious master bedroom, a second double bedroom, and a bathroom.

Outside, the property boasts a delightful rear garden featuring a paved patio, a well-maintained lawn, and planted borders along the fenced and hedged boundaries. The garden extends beyond a picket fence and further features a log store and timber store.

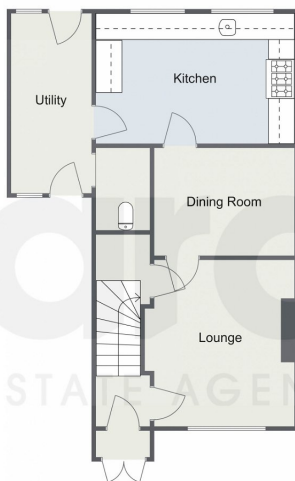
#### Room Dimensions:

Lounge 3.83m x 3.81m (12'6" x 12'6") max  
Dining Room 3.17m x 2.48m (10'4" x 8'1") max  
Kitchen 4.57m x 3m (14'11" x 9'10")  
Utility Room 1.85m x 4.12m (6'0" x 13'6")  
Stairs To First Floor  
Master Bedroom 4.78m x 3.22m (15'8" x 10'6") max  
Bedroom 2 2.82m x 3.06m (9'3" x 10'0") max  
Bathroom 1.82m x 2.1m (5'11" x 6'10")





Crumpfields Lane, Redditch  
Ground Floor



Total Area Approx  
80.4 Sq M  
865.41 Sq Ft

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.

- Traditional Semi Detached House
- Two Reception Rooms, Lounge with Log Stove
- Utility and Separate WC
- Desirable Semi-Rural Location
- Potential to Extend, STPP
- Two Double Bedrooms
- Breakfast Kitchen
- Delightful Rear Garden
- Excellent Opportunity For Improvement
- No Upward Chain



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.

