



22 SHIREHAMPTON CLOSE, REDDITCH, B97 5PF
ASKING PRICE £420,000



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An immaculate four bedroom detached home set in the sought after of Webheath in a quiet cul-de-sac, offering ample off road parking and spacious accommodation throughout.

The ground floor of the property offers entrance hallway, large living room, separate dining room with doors leading to the rear garden, a modern kitchen with utility room and a guest WC. To the first floor is a bright landing, a principal bedroom with fitted wardrobes and modern shower room, a further two double bedrooms (one with fitted wardrobes), and a good size fourth bedroom along with modern family bathroom with roll top bath.

Approach

The property is approached via a tarmac driveway for multiple cars leading down to the car port and garage as well as a lawned area to the front.

Living Room

21'5" max x 13'1" max (6.53 max x 4.00 max)

With Bay window feature and double doors leading into the Dining Room and door into the Kitchen.

Kitchen

10'9" max x 10'5" max (3.30 max x 3.20 max)

With an array of base and wall units and archway leading into the utility room

Dining Room

10'6" max x 9'10" max (3.22 max x 3.00 max)

With double doors leading out to the rear garden

Utility Room

7'6" max x 5'10" max (2.30 max x 1.80 max)

With an array of units and door leading out to the side of the property

Guest WC

With Basin & WC

Bedroom One

13'1" max x 12'10" max (4.00 max x 3.93 max)

With sliding wardrobe doors and door into the ensuite shower room

Ensuite

5'8" max x 4'7" max (1.74 max x 1.40 max)

With basin, WC, heated towel radiator and shower enclosure

Bedroom Two

11'1" max x 9'10" max (3.40 max x 3.00 max)

A good side double bedroom

Bedroom Three

10'5" max x 9'5" max (3.20 max x 2.88 max)

A further double bedroom with fitted sliding door wardrobes

Bedroom Four

10'5" max x 7'2" max (3.20 max x 2.20 max)

A further good size bedroom

Bathroom

5'10" max x 5'8" max (1.78 max x 1.73 max)

With roll top bath, basin in vanity furniture. WC and heated towel radiator

Garage

17'8" max x 8'3" max (5.40 max x 2.52 max)

With up and over door and side access door into the rear garden

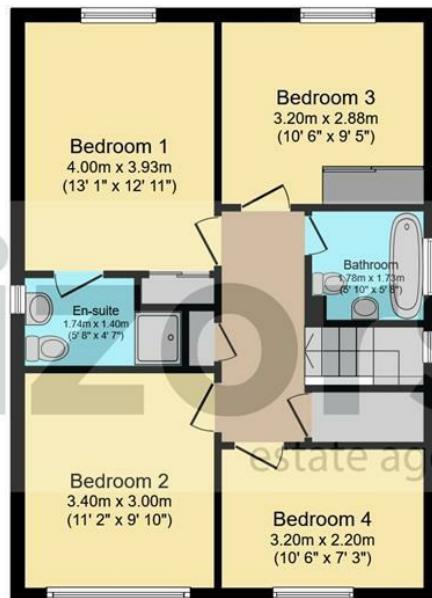
Garden

An enclosed, mature garden with patio and lawned area. Side access gate and access into the garage.

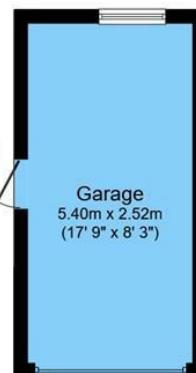




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com

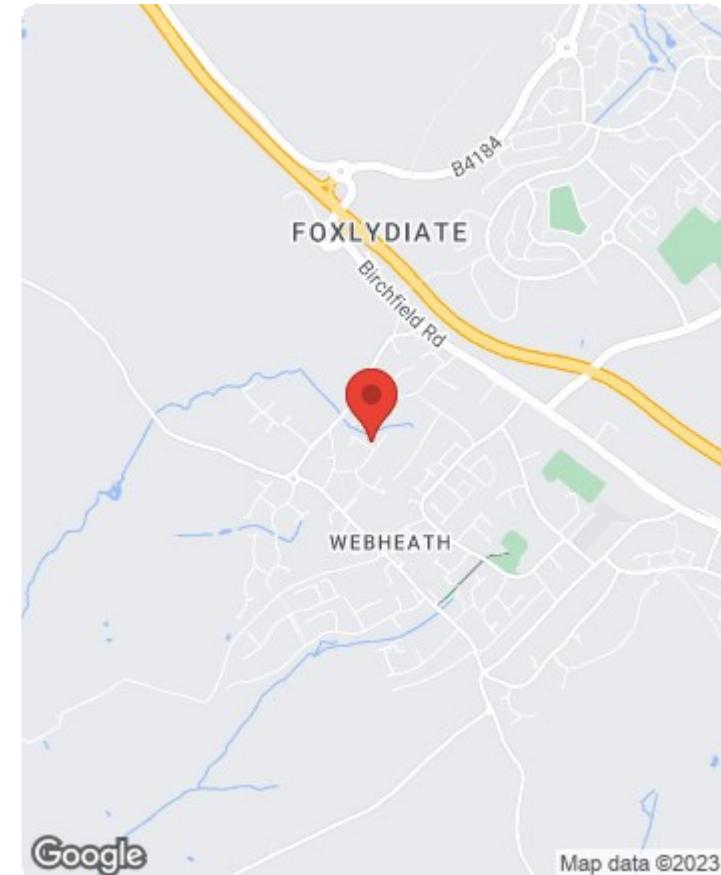


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	83	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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