



Pumphouse Lane, Redditch

- Gated development
- Part exchange available
- Low maintenance courtyard
- Detached dormer bungalow
- Sought after location
- Bespoke new builds
- No onward chain
- Air source heat pump
- Underfloor heating throughout
- Downstairs bedroom with shower room

Offers In The Region Of £625,000



Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Pumphouse Lane, Redditch

DESCRIPTION

A rare opportunity to acquire this brand new three bedroom detached dormer bungalow, 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 lounge, family room, kitchen/diner and a bedroom with a fully fitted wet room on the ground floor, ideal for accessible living. To the first floor, there are a further two generously sized bedrooms both featuring en-suites.

Externally, the property also provides a detached garage with driveway and a low-maintenance landscaped courtyard.

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 wider range of amenities including the Kingfisher Shopping Centre, restaurants, and leisure facilities. Excellent transport links are close by, with Redditch Train Station providing direct links to Birmingham, and the M42 and M5 motorways easily accessible for onward travel.

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. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Band B

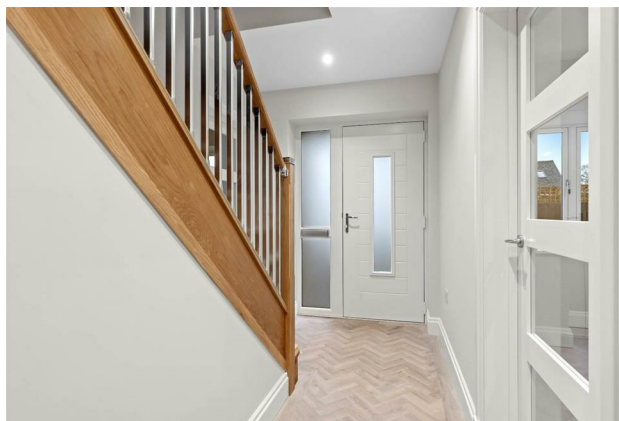
Local Authority: Redditch Borough Council

Council Tax Band: Pending

Hunters are pleased to offer the following services:

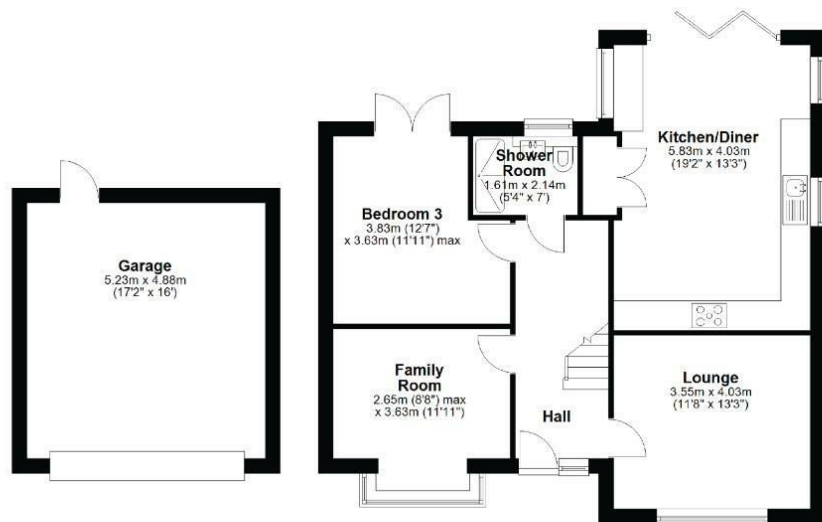
Want to sell your property? Call Edward

The current images are CGI (computer generated images) only.





Ground Floor
Approx. 102.0 sq. metres (1097.7 sq. feet)



First Floor
Approx. 70.7 sq. metres (761.3 sq. feet)



Total area: approx. 172.7 sq. metres (1859.0 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.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

HUNTERS
HERE TO GET *you* THERE