

**AP MORGAN**



**Kilpeck Close, Winyates East, Redditch**  
£1,050 per month

### Features:

- Three-bedroom terraced home
- Rear lounge overlooking garden
- Front fitted kitchen
- Ground floor WC
- Family bathroom
- Enclosed rear garden
- Popular residential location

### Description:

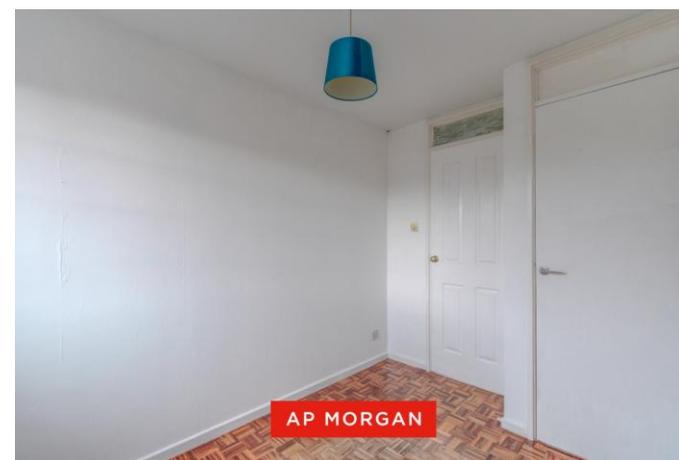
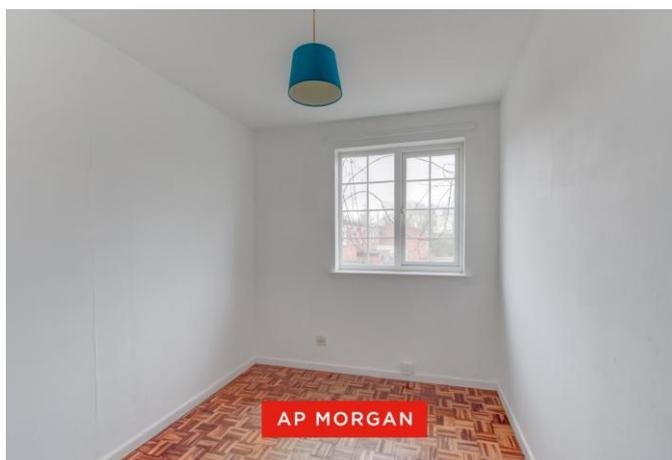
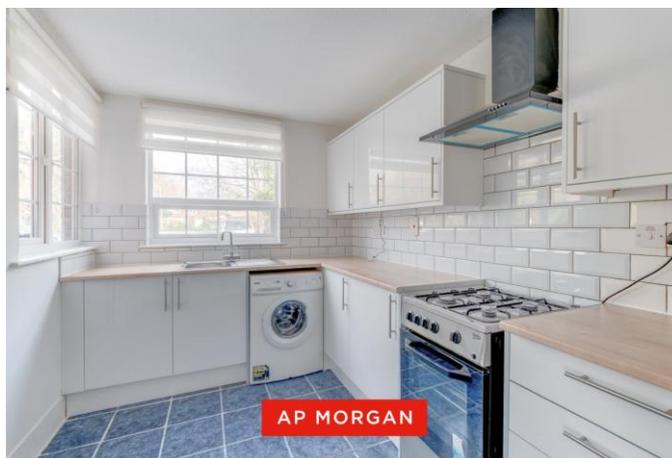
This well-proportioned three-bedroom terraced home is available to let and offers versatile living accommodation. Ideal for families or professional tenants, the property benefits from a practical layout, good-sized rooms, and an enclosed rear garden.

The ground floor comprises a welcoming entrance hall leading through to the fitted kitchen at the front of the property, offering a range of storage and worktop space. To the rear, the spacious lounge overlooks and opens toward the garden, creating a comfortable setting for everyday living and entertaining. A convenient ground floor WC and useful storage cupboards complete the downstairs accommodation.

Upstairs, the property provides three well-sized bedrooms, including two bedrooms with integrated cupboards. The family bathroom is centrally located off the landing and fitted with a bath, wash basin, and WC, with additional storage available.

Externally, the enclosed rear garden features a patio area, raised planting beds, and a timber shed, providing useful outdoor space. Situated within an established residential area, the property offers comfortable accommodation ready for occupation.

This property is situated in Winyates West, close to local shops and amenities, with Redditch Town Centre approximately 3.5 miles away. Public transport links and access to the M5 and M42 motorways are also nearby, making it ideal for commuting.



**Details:**

**Entrance Hallway**

**WC** 6'2" x 3'1" (1.88m x 0.94m)

**Lounge/Diner** 9'6" x 19'9" (2.9m x 6.02m)

**Kitchen** 13'11" x 7'10" (4.24m x 2.4m)

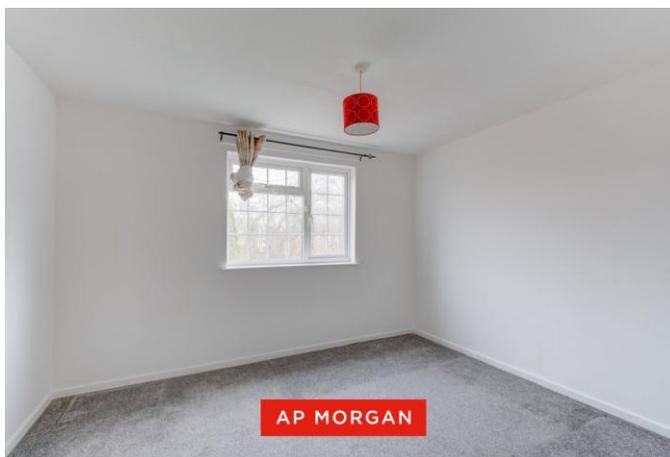
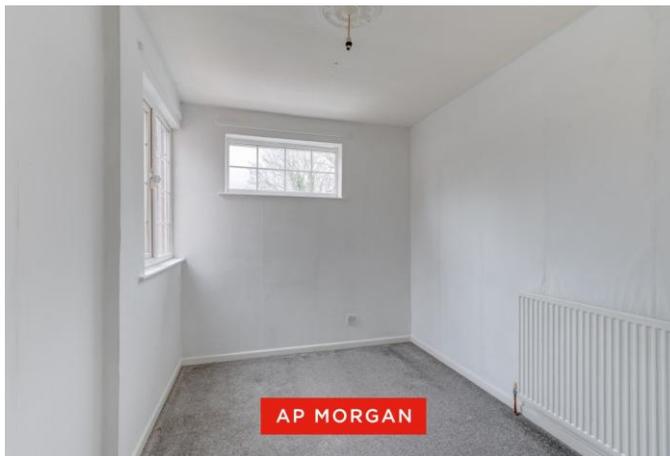
**Landing**

**Bedroom 1** 9'11" x 11'11" (3.02m x 3.63m)

**Bedroom 2** 10'11" x 7'10" (3.33m x 2.4m)

**Bedroom 3** 9'11" x 7'5" (3.02m x 2.26m)

**Bathroom** 6'4" x 8'3" (1.93m x 2.51m)



**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

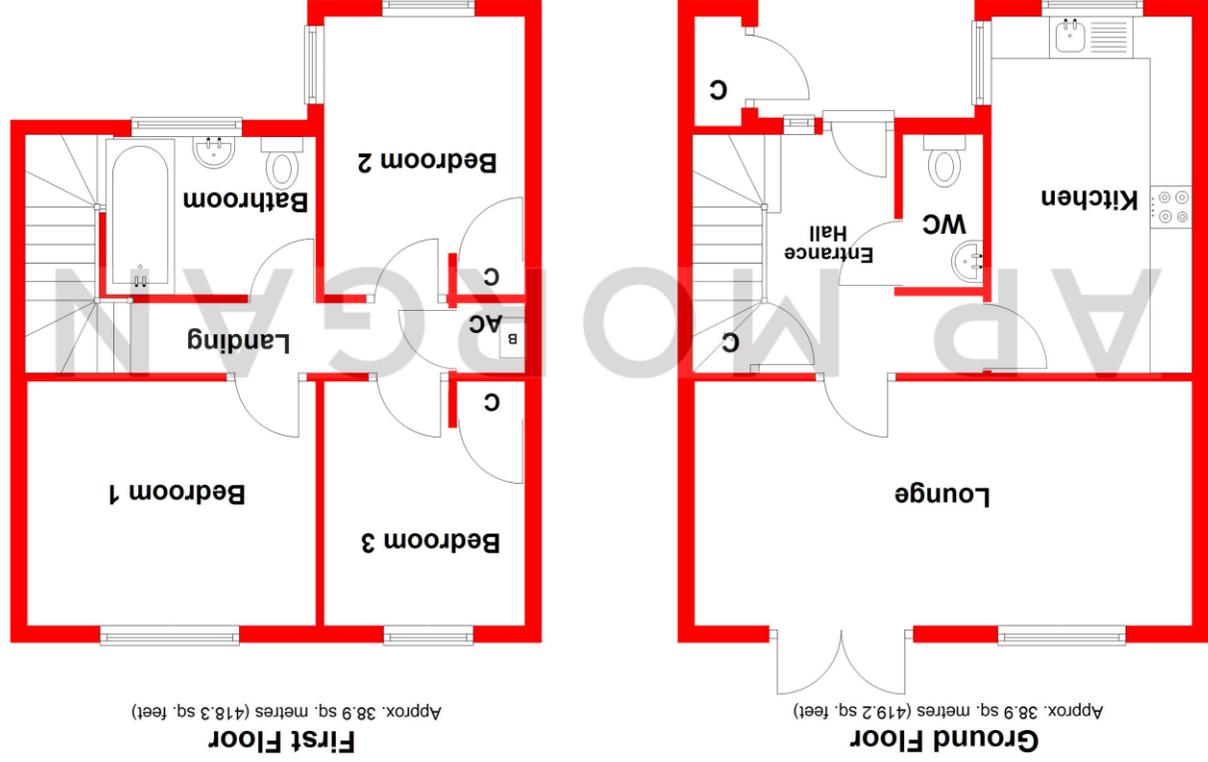
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



Total area: approx. 77.8 sq. metres (837.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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