

AP MORGAN



Illshaw Close, Winyates Green, Redditch
Offers in the region of £280,000

Features:

- Well-presented semi-detached home
- Two double bedrooms
- Corner plot with large garden
- Lounge & conservatory
- Kitchen with garden access
- Large storage shed/outbuilding
- Driveway parking
- Planning for garage & extension potential (STPP)

Description:

Positioned on a desirable corner plot, this attractive semi-detached home offers a wonderful blend of space, practicality and potential, making it an ideal choice for families, first-time buyers or those looking to upsize.

The ground floor provides a welcoming and well-balanced layout, with a bright and comfortable lounge perfect for relaxing or entertaining. The kitchen sits to the rear, offering a functional space with views over the garden and easy access to the adjoining conservatory, which creates an additional versatile living area—ideal as a dining space, playroom or garden room. A handy porch and internal storage further enhance the practicality of the home.

Upstairs, the property boasts two generously sized double bedrooms, each offering ample space for furnishings and storage. A well-appointed family bathroom and landing area complete the first floor, providing comfortable accommodation throughout.

Externally, the home truly stands out. Occupying a generous corner position, the property benefits from a larger-than-average garden, offering a fantastic outdoor space with lawn and patio areas—perfect for enjoying warmer months, entertaining guests or for children to play. To the rear, a substantial storage shed/outbuilding provides excellent additional space, ideal for hobbies, storage or even workshop use.

Importantly, the property offers excellent potential for further development. The current owner has already secured planning permission for the construction of a garage presenting an exciting opportunity to enhance both functionality and value. In addition, the generous plot provides further scope for extension (subject to the necessary consents), allowing future owners to tailor the home to their needs.



To the front and side, a private driveway offers convenient off-road parking, adding to the overall appeal.

Situated in a great location, the property enjoys easy access to local amenities, schools and transport links, making it both convenient and well-connected.

Details:

Porch 6'5" x 3'2" (1.96m x 0.97m)

Lounge 14'2" x 12'1" (4.32m x 3.68m)

Kitchen 8'10" x 12'1" (2.7m x 3.68m)

Conservatory 9'8" x 10'2" (2.95m x 3.1m)

Landing

Bedroom 1 8'10" x 12'2" (2.7m x 3.7m)

Bedroom 2 8'2" x 12'3" (2.5m x 3.73m)

Bathroom 5'1" x 8'8" (1.55m x 2.64m)

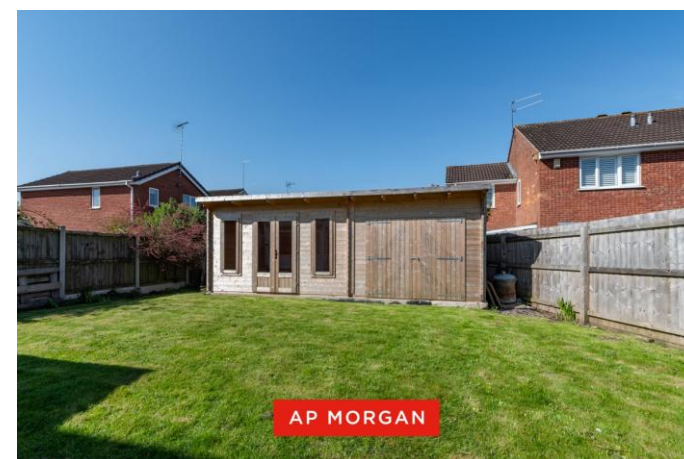
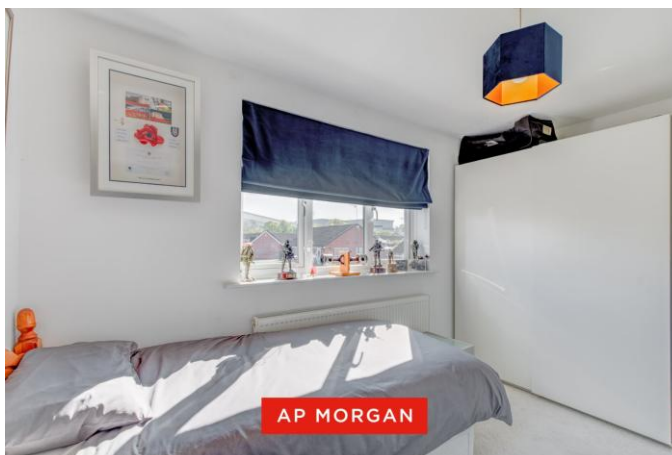
Storage Shed 9'1" x 22'1" (2.77m x 6.73m) overall dimensions

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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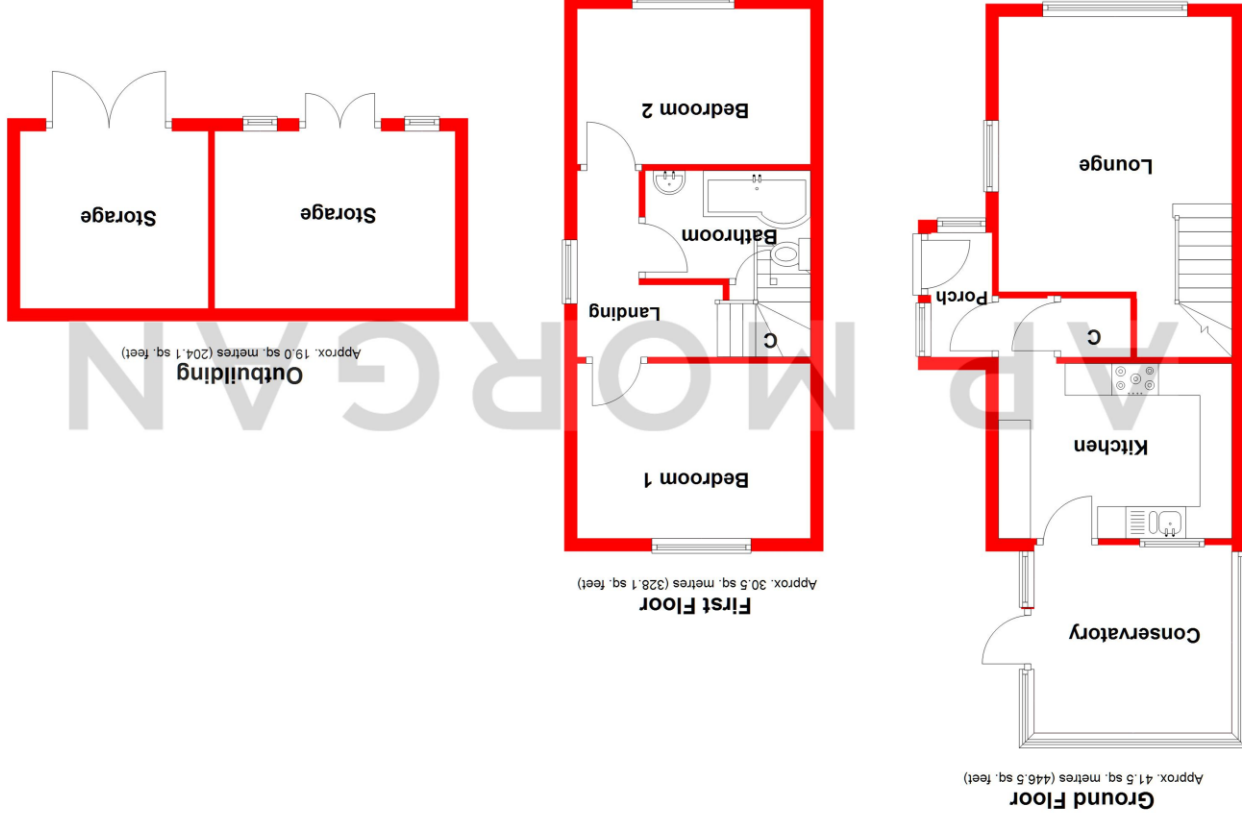
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Total area: approx. 90.9 sq. metres (978.7 sq. feet)

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 Planip.

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