AP MORGAN

Kilpeck Close, Winyates, Redditch

Offers in excess of £190,000

Features:

- *OFFERED WITH NO CHAIN*
- End of terrace
- Three great sized bedrooms
- Generous sized lounge
- Well-fit bathroom and downstairs WC
- Ample storage throughout
- Low maintenance garden
- Communal parking

Description:

OFFERED WITH NO CHAIN

Introducing this well-presented end-of-terrace property, offering three generously sized bedrooms, a spacious lounge area, a low-maintenance garden, and communal parking — all situated in Winyates, Redditch.

On arrival, the property provides ample communal parking to the front, along with a gated entrance leading to the front door — ideal for bin storage and decorative plants. An alleyway runs down the side of the property, providing convenient access to the rear gate.

Upon entry, the ground floor comprises a porch providing excellent space for shoe and coat storage, complete with an additional storage cupboard, leading into the entrance hall. From here, you'll first find the WC, fitted with a toilet and washbasin. The lounge offers a generous space for relaxation, entertainment, and dining, featuring an electric fireplace, French doors opening onto the rear garden, and a large window that floods the room with natural light, creating a bright and airy feel.

Back through the entrance hall, the kitchen is fitted with ample cupboard and counter space, an integrated oven with a four-burner gas hob and extractor hood, a breakfast bar with overhead storage, and under-counter space for freestanding appliances. The entrance hall also houses the staircase, with an under-stairs storage cupboard.

The first floor leads from the landing to a generously sized double bedroom, a second double bedroom with a built-in storage cupboard, and a single bedroom, also featuring built-in storage. The family bathroom includes a toilet, washbasin, and a bathtub with an overhead shower.

The rear garden begins with a decked area and a storage unit attached to the rear of the house, providing excellent space for garden storage. The remainder of the garden is gravelled, with a side border ideal for displaying plants and shrubbery, enclosed by fenced boundaries and featuring a gate leading to the rear pathway.

This fantastic property is located in Winyates West, close to local shops and amenities, with Redditch Town Centre approximately 3.5 miles away. Public transport links and easy access to the M5 and M42 motorways make this an ideal home for commuters.

Details:

Porch *4'1" x 9'2" (1.24m x 2.8m)*

Entrance Hall

WC *5'11" x 3' (1.8m x 0.91m)*

Kitchen *13'11" x 8' (4.24m x 2.44m)*

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

Landing

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

Bedroom Two *10'11" x 7'10" (3.33m x 2.4m)* Both Max

Bedroom Three *9'11" x 7'7" (3.02m x 2.3m)* Both Max

Bathroom *6'8" x 8'5" (2.03m x 2.57m)*

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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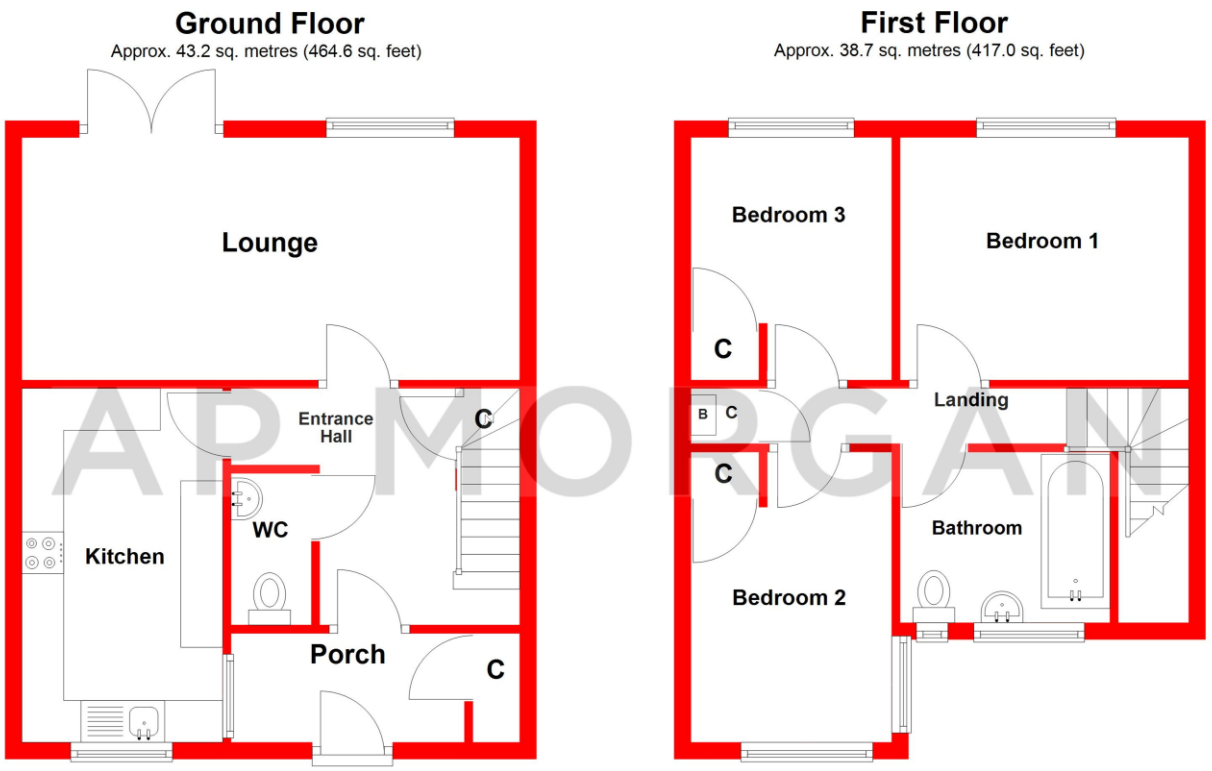

Total area: approx. 81.9 sq. metres (881.6 sq. feet)

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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