

AP MORGAN



Blakemere Close, Winyates East, Redditch
Offers in excess of £260,000

Features:

- Three bedrooms: two doubles and a single, offering flexibility for family, guests, or a home office
- Spacious open-plan lounge and dining room, perfect for everyday living and entertaining
- Well-fitted kitchen with plenty of room to cook up a storm
- Sunny conservatory, a lovely spot for morning coffee or unwinding after work
- Modern bathroom, styled and ready to move straight into
- Driveway and separate garage, with garden access, for easy parking and extra storage
- Great-sized rear garden, ideal for kids, pets, and summer get-togethers
- Sought-after Winyates East location, close to schools, shops, and local amenities

Description:

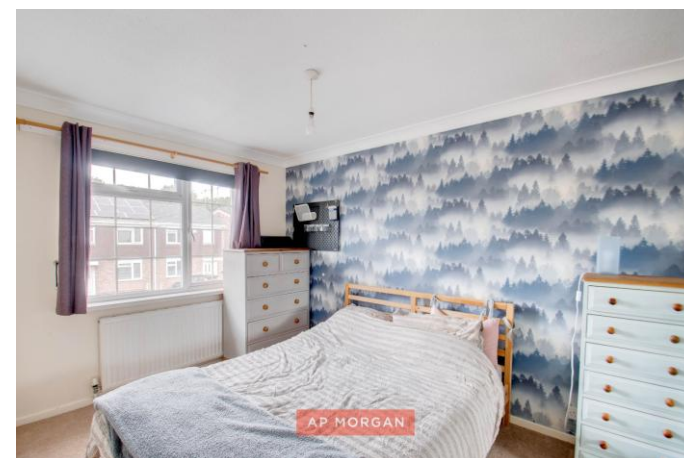
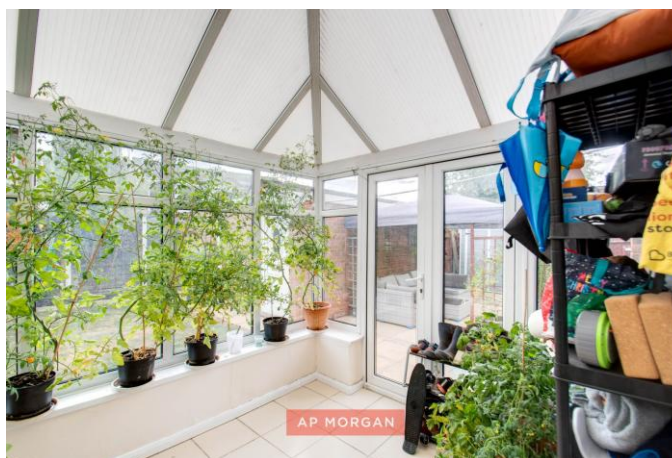
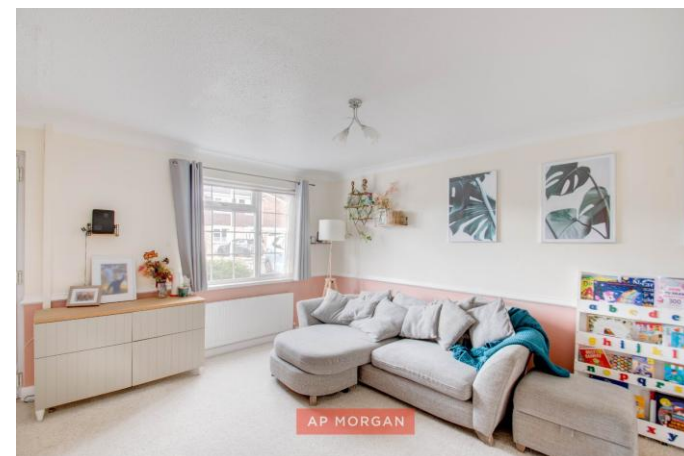
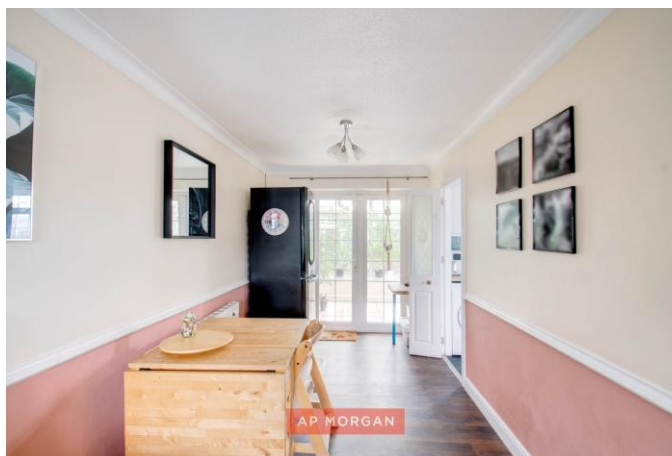
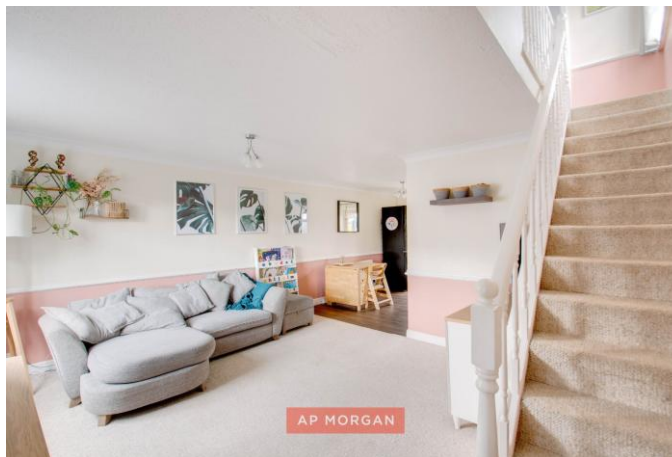
Driveway. Garage. A garden the kids will actually use. What more do you need?

Tucked away in the ever-popular Winyates East, this end of terrace home ticks every box for growing families and first-time buyers alike. With three bedrooms, a bright open-plan lounge and dining space, and a sunny conservatory to boot, there's room here for everyone to spread out. Add in a driveway, a separate garage, and a great rear garden, and you've got a home that works as hard as you do.

Our agents say...

This one's a real crowd-pleaser. Two doubles and a single give you proper flexibility, whether that's a growing family, a home office, or space for guests. The open-plan lounge and dining room is the heart of the house, easy, sociable, and built for everyday living, while the conservatory adds a sunny spot for morning coffee or a quiet read.

Outside is where this home really earns its stripes. The rear garden is a brilliant size, ideal for kids and pets to burn off energy, summer barbecues, or just a bit of breathing space. And with garage access straight from the garden, it's as practical as it is pretty. Add a driveway and garage for easy, stress-free parking, and you've got a home that just works.



Winyates East is a genuinely sought-after spot, close to schools, shops, and everything you need for day-to-day life without ever feeling far from anywhere. Homes like this don't sit around for long. Fancy a look? Give the AP Morgan team a call and let's get you booked in.

Details:

Porch

Lounge 13'1" x 15'9" (4m x 4.8m)

Dining Room 11'6" x 7'6" (3.5m x 2.29m)

Kitchen 11'1" x 7'10" (3.38m x 2.4m)

Conservatory 8'10" x 9'11" (2.7m x 3.02m)

Landing

Bedroom One 12'5" x 8'6" (3.78m x 2.6m)

Bedroom Two 12'2" x 7'10" (3.7m x 2.4m)

Bedroom Three 8'1" x 6'11" (2.46m x 2.1m)

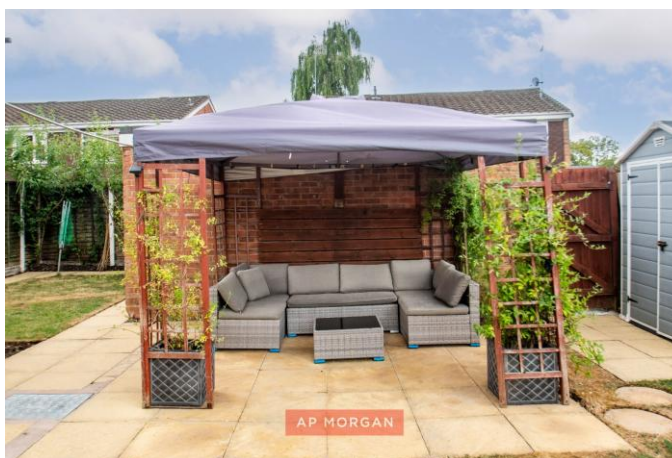
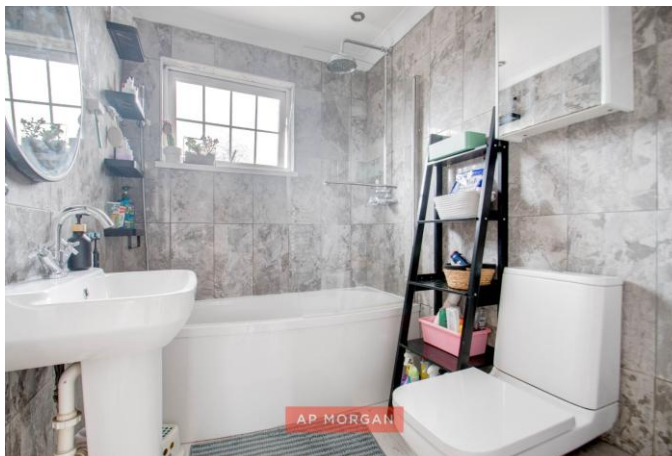
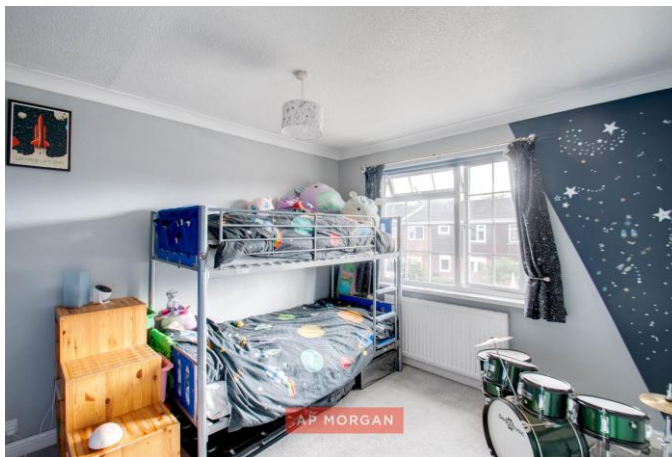
Bathroom 7'5" x 5'5" (2.26m x 1.65m)

EPC Rating: D

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.



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

Property to sell?

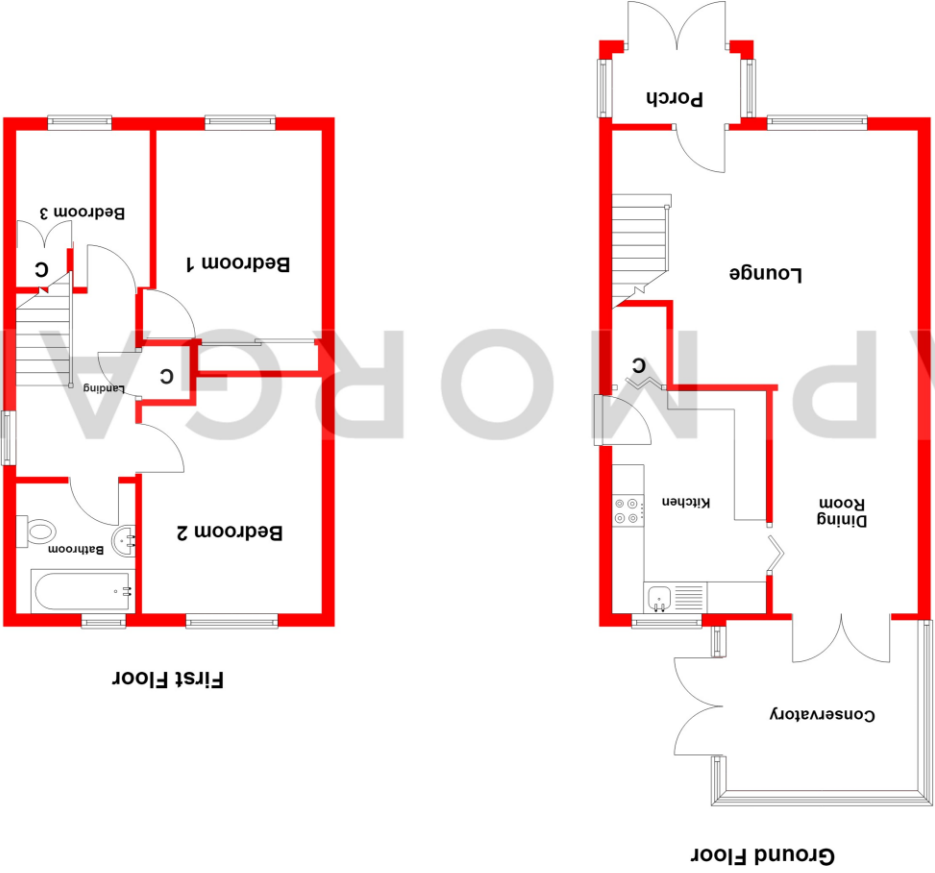
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 83.2 sq. metres (895.8 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 Planlup.

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