

AP MORGAN



Mainstone Close, Winyates West, Redditch
Offers in excess of £110,000

Features:

- Ground floor apartment
- One bedroom
- Spacious lounge
- Ample storage throughout
- Low maintenance garden
- Communal parking
- Sought-after, peaceful location
- Great investment opportunity

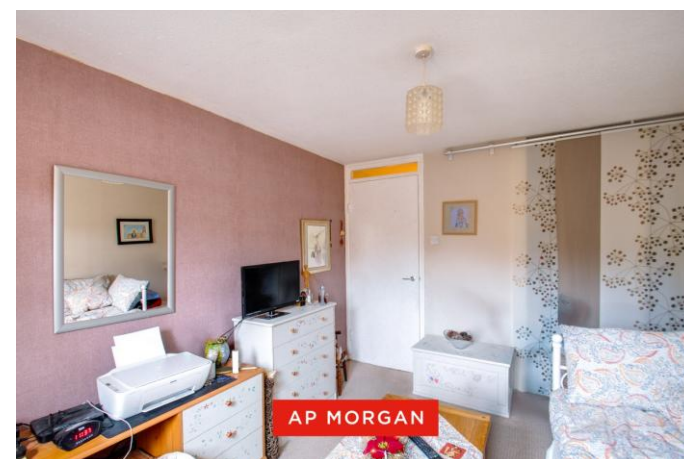
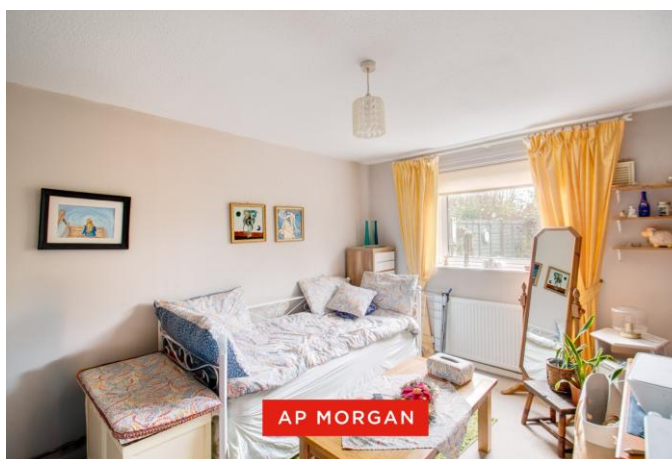
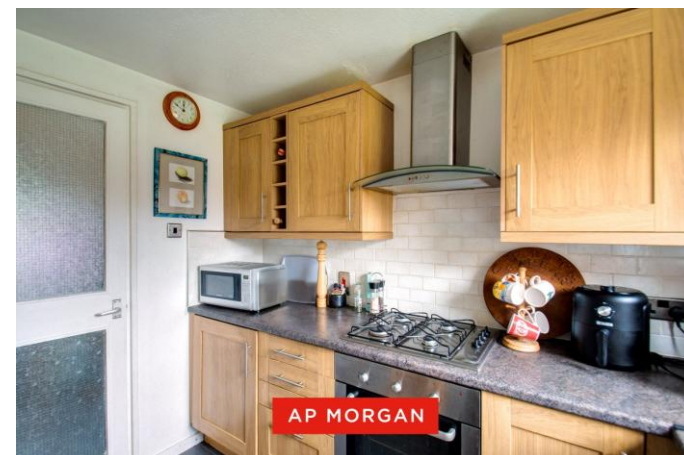
Description:

Introducing this one-bedroom apartment, situated on the ground floor of a quiet complex, offering a spacious bedroom, well-fitted kitchen and bathroom, generously sized lounge, a patio garden, and the benefit of ample communal parking, located in Winyates West, Redditch.

On arrival, the apartment block is surrounded by lawn and shrubbery, adding greenery to the frontage, as well as communal parking at both the front and rear, offering ample spaces for residents and guests. The block is also secured by a security door with an intercom system.

Upon entry, the apartment opens into a hallway comprising two large cupboards, ideal for additional storage. This leads through to the lounge, a generous space suitable for both relaxing and dining, with a door opening onto the rear patio. Leading from the lounge is the kitchen, well-fitted with ample storage cupboards and worktop space, an integrated oven with a four-burner gas hob, and two large storage cupboards, ideal for use as utility space, housing freestanding appliances, or as a pantry. Returning to the hallway, you will find the bedroom, a spacious room offering comfort and ample space for storage units, along with the bathroom, which is equipped with a toilet, wash basin, and a bathtub with an overhead shower.

The rear garden is partly patio, with the remainder stone-laid, providing a great space for garden furniture, potted plants, and decorative features, whilst being bordered by fencing. The patio also includes a gate leading to the side of the apartment, offering convenient access to bin storage or the rear parking area.



Situated in Winyates West, this property is roughly 2.5 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:

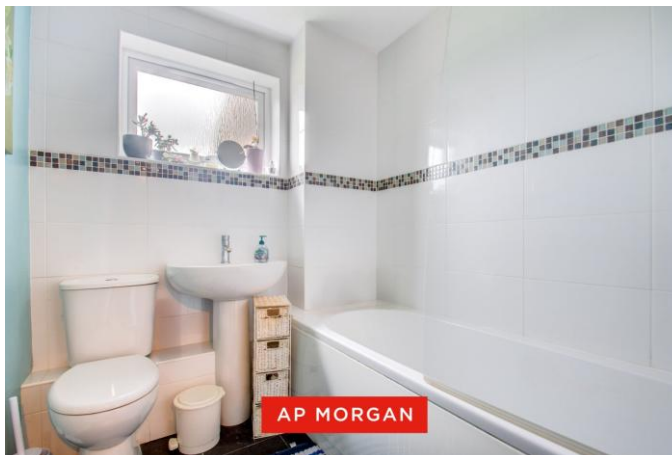
Hall

Lounge 9'1" x 16'11" (2.77m x 5.16m)

Kitchen 6'7" x 9'2" (2m x 2.8m)

Bedroom 9'11" x 12'1" (3.02m x 3.68m)

Bathroom 5'11" x 6'10" (1.8m x 2.08m)



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.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?

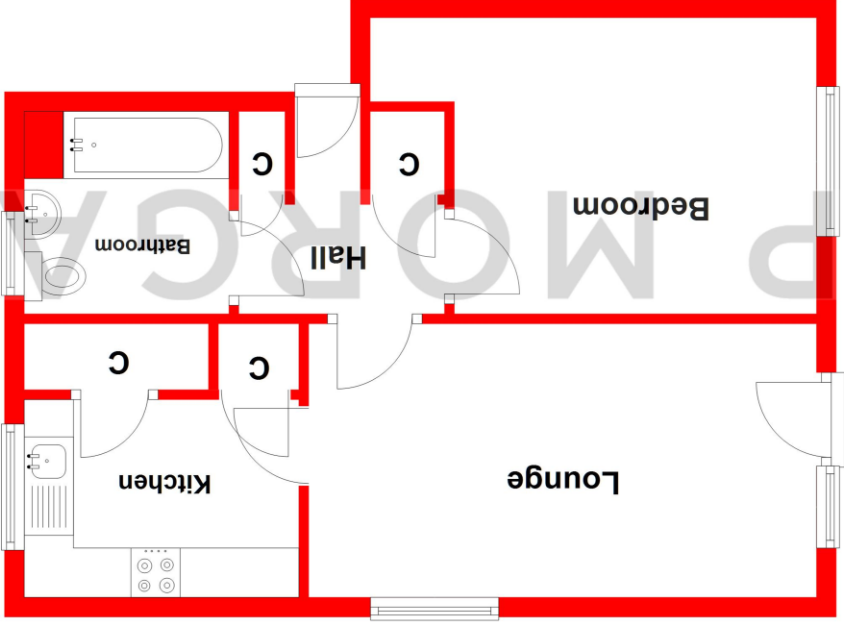
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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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 £39 + 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.

Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 43.5 sq. metres (468.6 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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