

AP MORGAN



Treville Close, Winyates East, Redditch
Offers in excess of £270,000

Features:

- End-terrace home
- Ground floor bedroom with en-suite
- Three bedrooms upstairs
- Spacious lounge
- Kitchen/diner
- Driveway & garage
- Enclosed rear garden

Description:

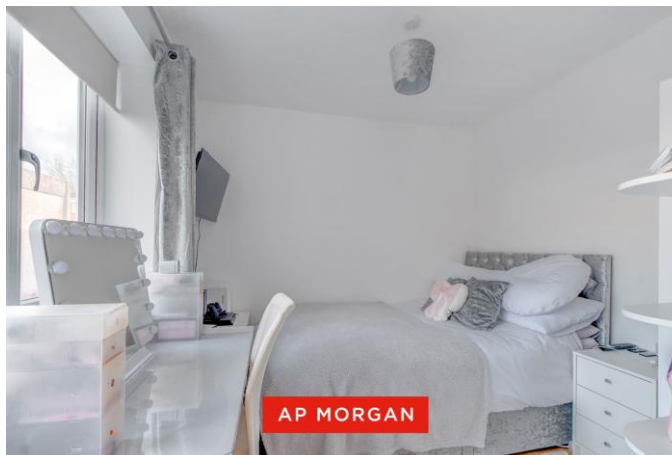
This attractive end-terrace home offers well-balanced and versatile accommodation, enhanced by a front extension completed in 2025 that creates a valuable ground floor bedroom with en-suite. Situated in a quiet residential setting, the property benefits from a private driveway, garage, and enclosed rear garden, making it an ideal choice for families, multi-generational living, or buyers seeking flexible space.

The ground floor is arranged around a welcoming entrance hall leading to a comfortable lounge and a spacious kitchen/diner, providing an excellent hub for everyday living and entertaining. The extension to the front now offers a generous double bedroom with its own en-suite shower room, ideal for guests, older relatives, or those requiring ground floor accommodation. Additional practical features include a downstairs WC and useful storage, which is currently used as a home study.

Upstairs, the property offers three further well-proportioned bedrooms and a family bathroom, providing ample space for growing families or for those needing home office accommodation. The layout is bright and functional throughout, with good natural light and flexible room usage.

Externally, the home continues to impress. The rear garden is enclosed and designed for low maintenance, with a paved patio area ideal for outdoor dining and relaxing, along with space for planting or lawn. To the front, a private driveway provides off-road parking and leads to a garage, offering secure parking or excellent storage. As an end-terrace property, it also enjoys a greater sense of privacy and outdoor space compared to mid-terrace homes.

Overall, this is a versatile and well-presented home offering generous accommodation, strong practical features, and the added benefit of ground floor living, making it suitable for a wide range of buyers.



Well situated in Winyates East, the property is ideally placed for an assortment of amenities, countryside walks, and well-regarded local schools. Redditch Town Centre is roughly 3.5 miles away boasting a variety of shops, bars, restaurants, and cinema, along with the local bus and train stations. National motorway networks (M42 and M5) are easily accessible.

Details:

Porch

Bedroom 12'11" x 9' (3.94m x 2.74m) max dimensions

Ensuite 7' x 3'11" (2.13m x 1.2m)

Hall

WC 5' x 2'10" (1.52m x 0.86m)

Lounge 14'10" x 11'6" (4.52m x 3.5m)

Kitchen/Diner 11'5" x 17'7" (3.48m x 5.36m) max dimensions

Landing

Bedroom 1 13'2" x 11'10" (4.01m x 3.6m) max dimensions

Bedroom 2 10' x 11'10" (3.05m x 3.6m) max dimensions

Bedroom 3 9'1" x 8'5" (2.77m x 2.57m)

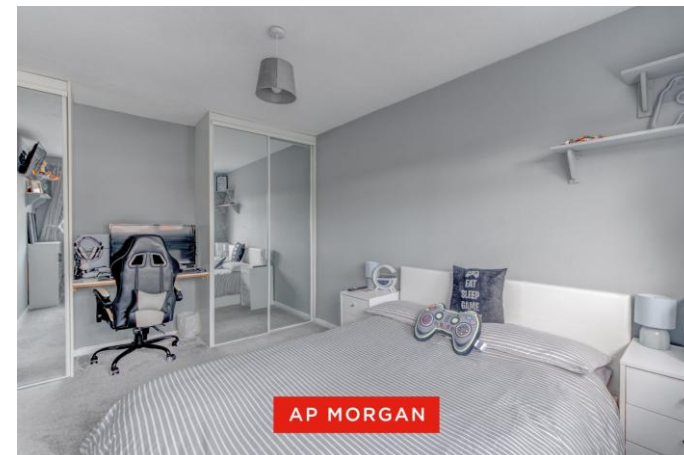
Bathroom 5'9" x 6'9" (1.75m x 2.06m)

EPC Rating: To be confirmed

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 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?

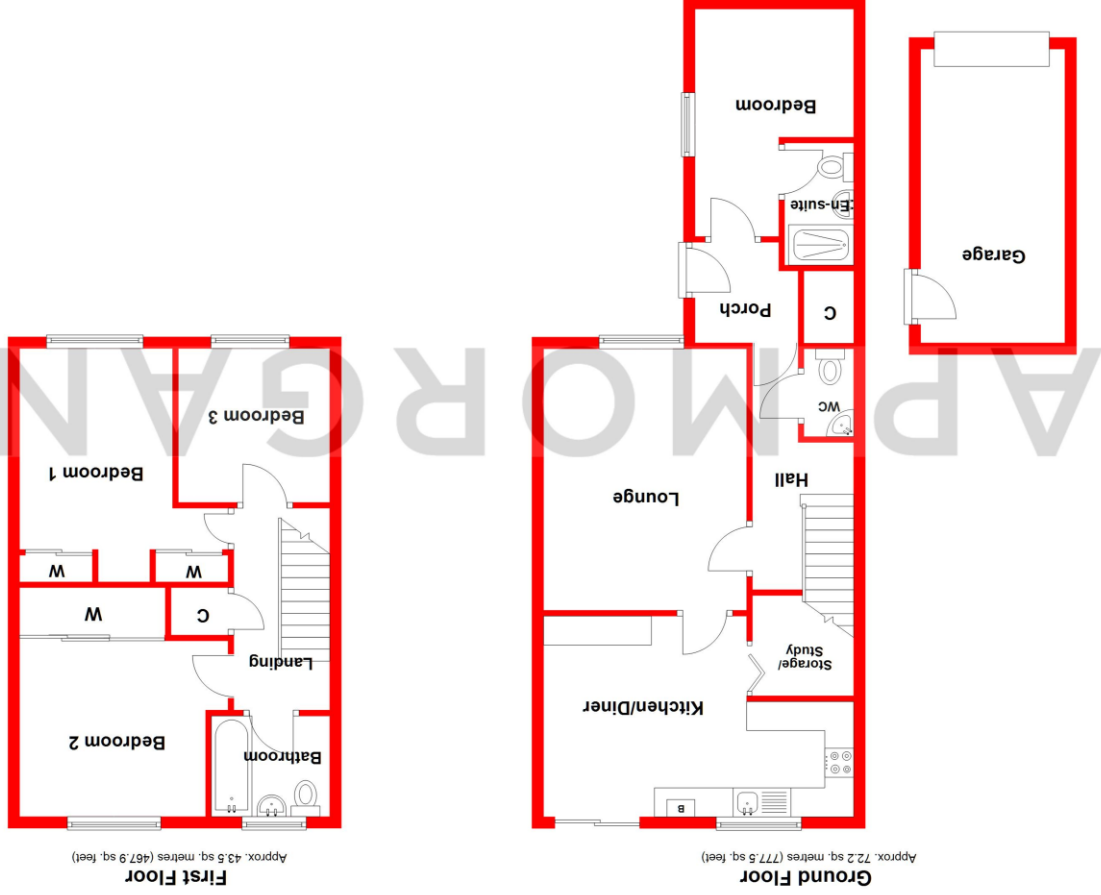
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 £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.



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 PlanItUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.