

**AP MORGAN**



**Kilpeck Close, Winyates East, Redditch**  
Offers in the region of £200,000



**Features:**

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

**Description:**

\*OFFERED WITH NO CHAIN\*

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

On arrival, the property offers ample communal parking to the front, with a pathway leading to the front door and providing ideal space for bin storage. The path continues down the side of the property, offering convenient access to the rear gate.

Upon entry, the ground floor leads into the entrance hall, where you will find an understairs cupboard, ideal for storage, along with access to the WC, which is fitted with a toilet and washbasin. The lounge provides a generous space for relaxation, entertainment, and dining, featuring French doors opening onto the rear garden and a large window that floods the room with natural light, creating a bright and airy feel. Returning through the entrance hall, the kitchen is fitted with ample cupboard and worktop space, a freestanding oven with a four-burner gas hob and extractor hood, and under-counter space for freestanding appliances.

The first floor comprises a generously sized double bedroom, a second double bedroom with a built-in storage cupboard, and a single bedroom, also benefiting from built-in storage. The bathroom includes a washbasin and a bathtub with an overhead shower, with a separate toilet located next door.



The rear garden is paved, with a stoned section to the side for ease of maintenance. A planter at the top provides an ideal space for plants or shrubbery. The garden is fully enclosed by fenced boundaries and features 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, along with easy access to the M5 and M42 motorways, make this an ideal home for commuters.

#### **Details:**

##### **Entrance Hall**

**W/C** 6'3" x 3'1" (1.9m x 0.94m)

**Kitchen** 13'11" x 7'9" (4.24m x 2.36m)

**Lounge** 9'6" x 19'5" (2.9m x 5.92m)

##### **Landing**

**Bedroom One** 9'10" x 11'10" (3m x 3.6m)

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

**Bedroom Three** 9'10" x 7'7" (3m x 2.3m)

**W/C** 6'8" x 2'10" (2.03m x 0.86m)

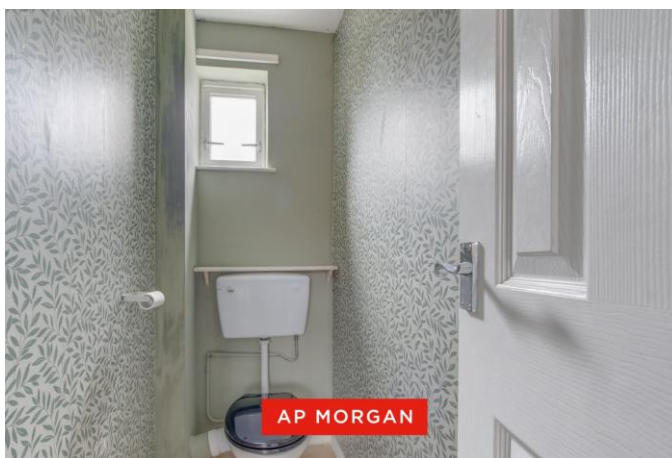
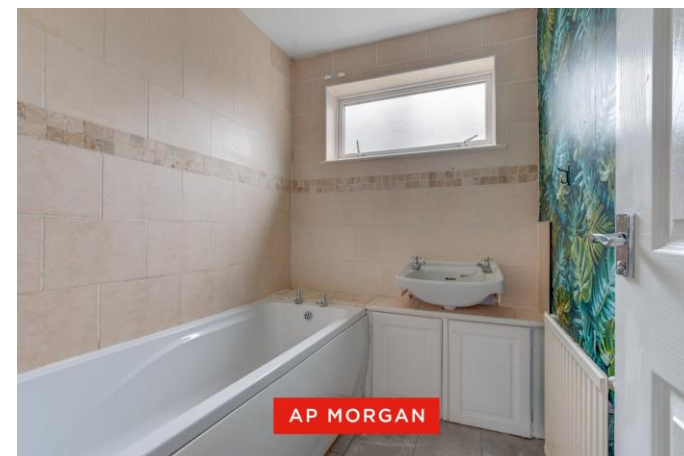
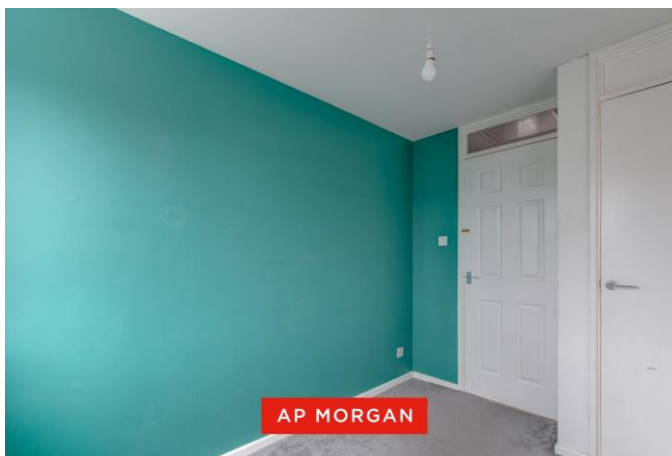
**Bathroom** 6'4" x 5'5" (1.93m x 1.65m)

**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.





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Property to sell?

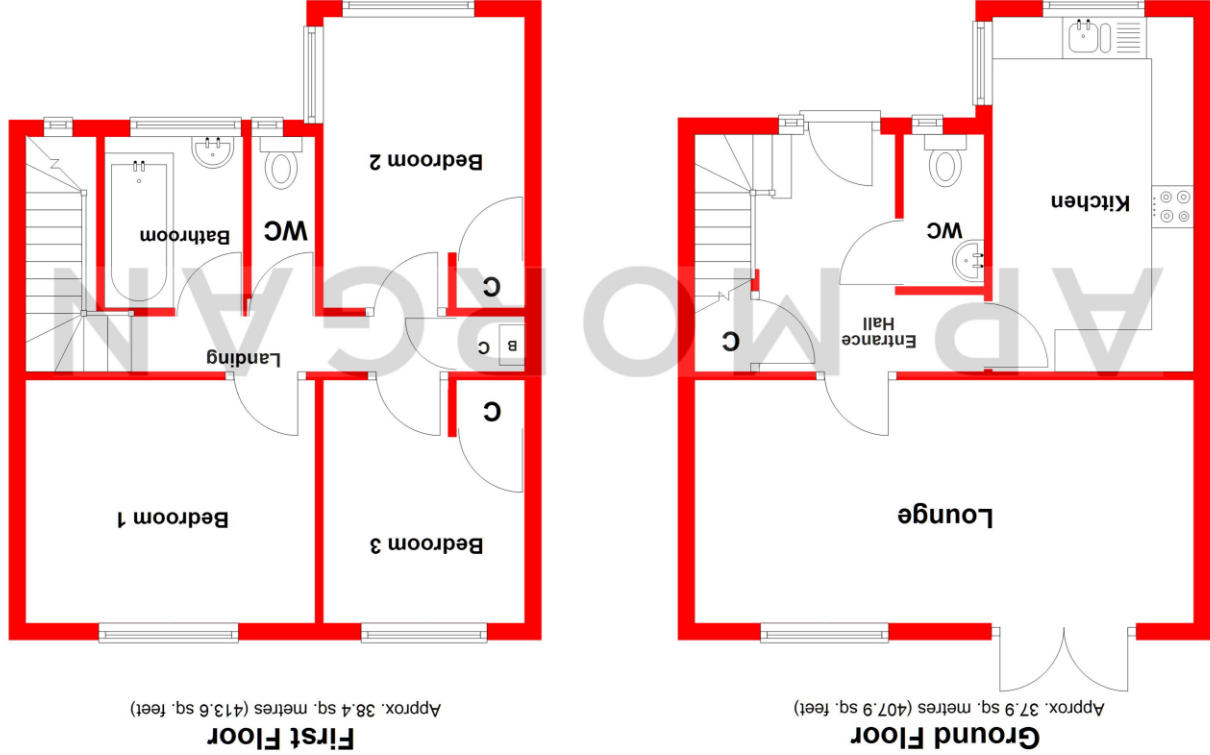
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Total area: approx. 76.3 sq. metres (821.5 sq. feet)

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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