

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:

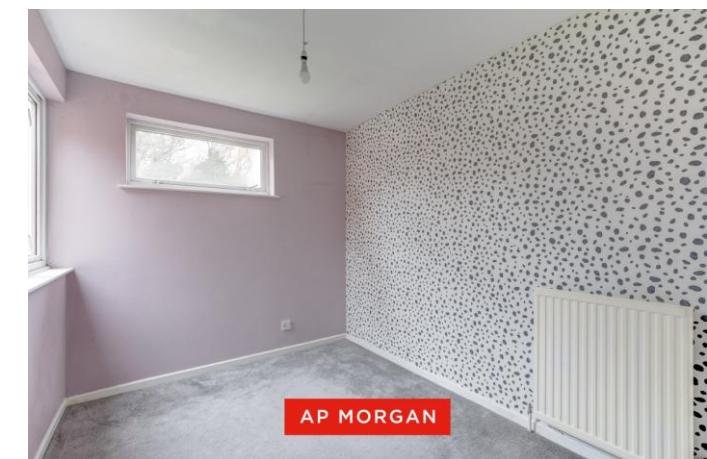
OFFERED WITH NO CHAIN

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:

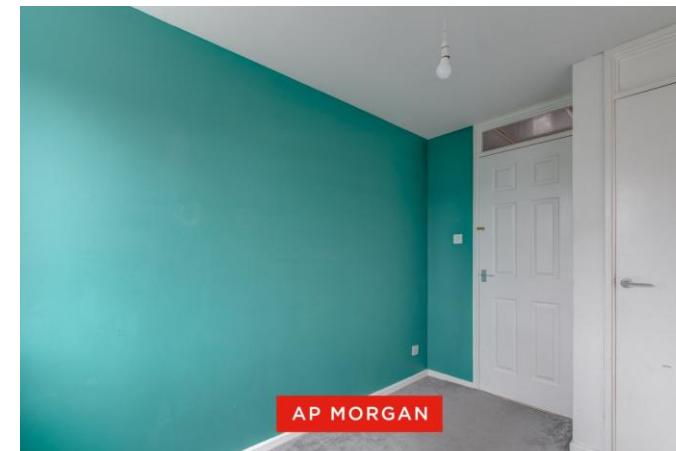
Entrance Hall

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



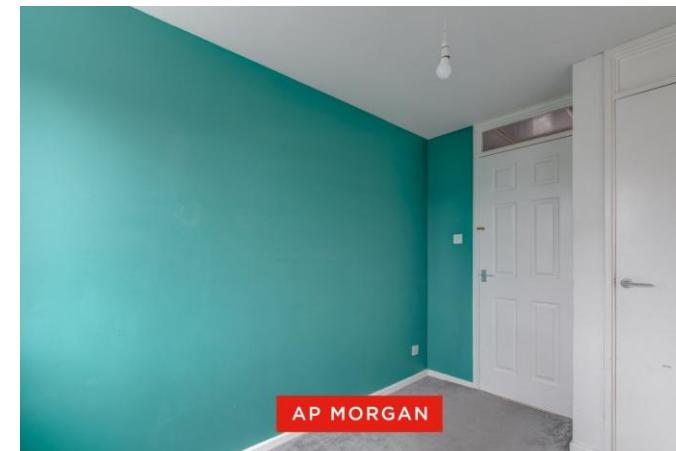
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Kitchen 13'11" x 7'9" (4.24m x 2.36m)



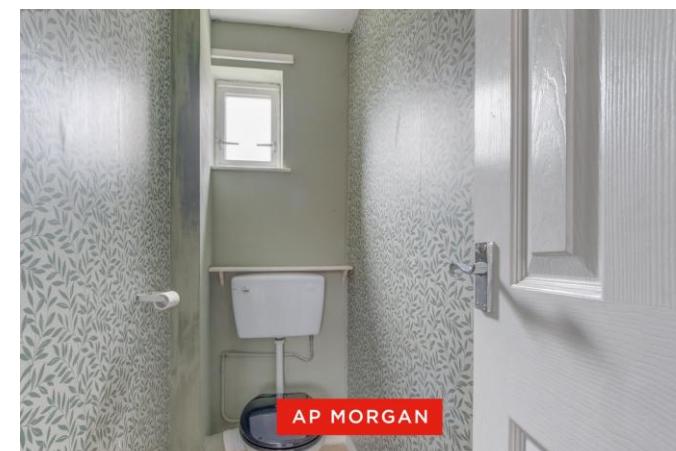
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Lounge 9'6" x 19'5" (2.9m x 5.92m)



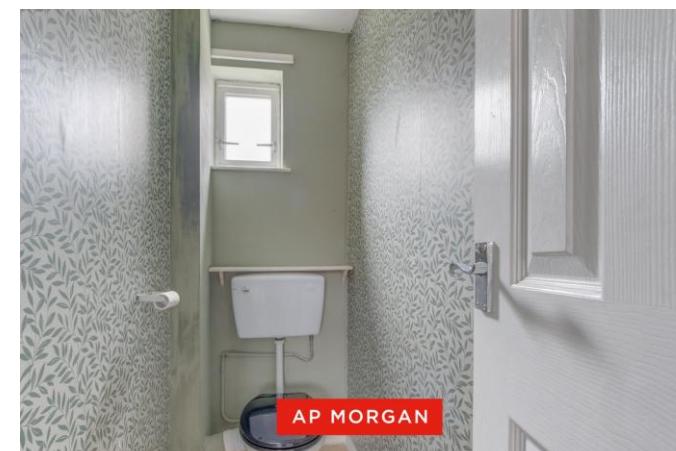
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Bedroom One 9'10" x 11'10" (3m x 3.6m)



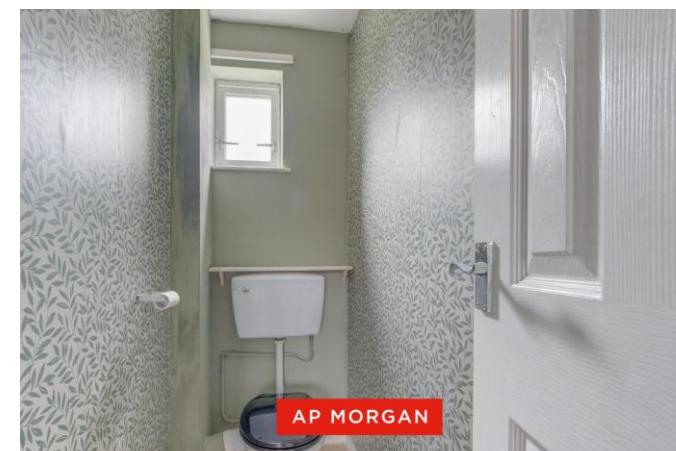
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Bedroom Two 10'11" x 7'10" (3.33m x 2.4m)



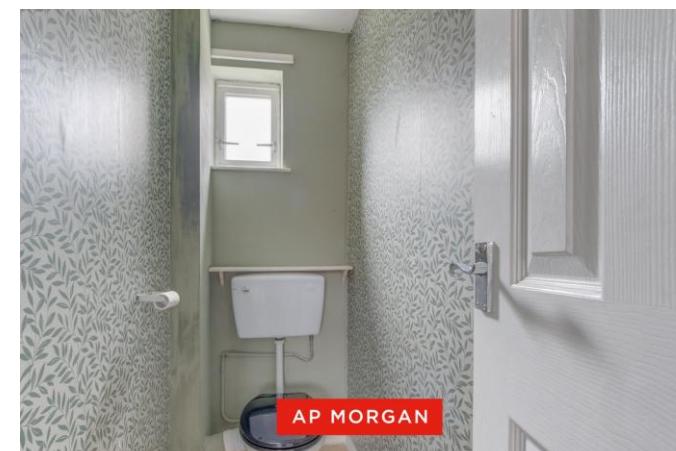
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Bedroom Three 9'10" x 7'7" (3m x 2.3m)



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



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



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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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We received many wise and sage advice; they will read in the

mortgage deal. They typically achieve mortgagors 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.wisermortgageltd.co.uk

- If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid 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.
- A good solicitor can save you literally weeks of time in the buying/selling process, reducing stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Estates 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.

Approx. 38.4 sq. metres (413.6 sq. feet)

Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)

Approx. 38.4 sq. metres (413.6 sq. feet)

The floor plan illustrates a three-story house with a red boundary line. The layout includes:

- Ground Floor:** A large Lounge (3.5m x 6.5m) at the front, followed by an Entrance Hall, a WC, and a Kitchen (4.5m x 3.0m) on the right. The Kitchen contains a sink, a stove, and a refrigerator.
- First Floor:** A Landing with a staircase leading up. The floor contains three bedrooms: Bedroom 1 (4.0m x 3.5m), Bedroom 2 (3.5m x 3.5m), and Bedroom 3 (3.5m x 3.0m). Each bedroom has a built-in closet (labeled 'C').
- Second Floor:** A Landing with a staircase leading down. The floor contains a bathroom with a bathtub and a toilet, and a WC.

Dimensions for rooms are provided in meters (m x m).