

AP MORGAN



Kilpeck Close, Winyates East, Redditch
Offers in excess of £190,000

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)

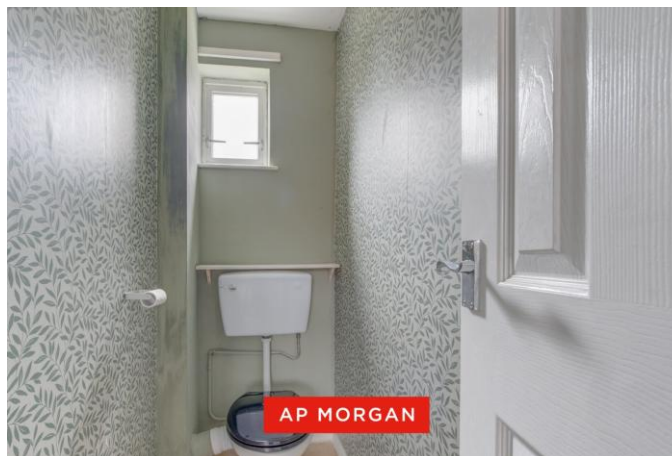
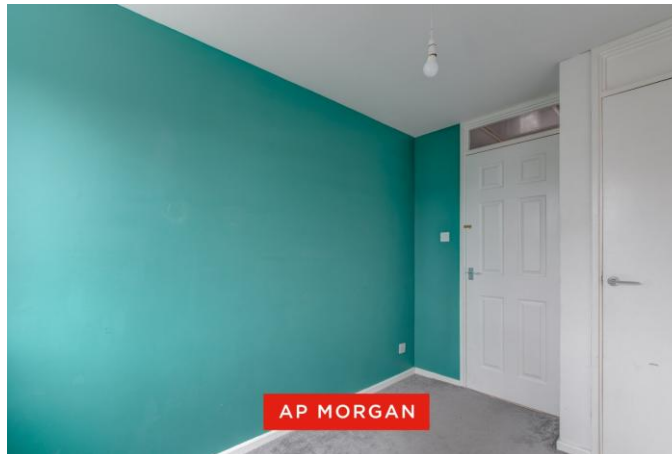
Bathroom 6'4" x 5'5" (1.93m x 1.65m)

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.



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?

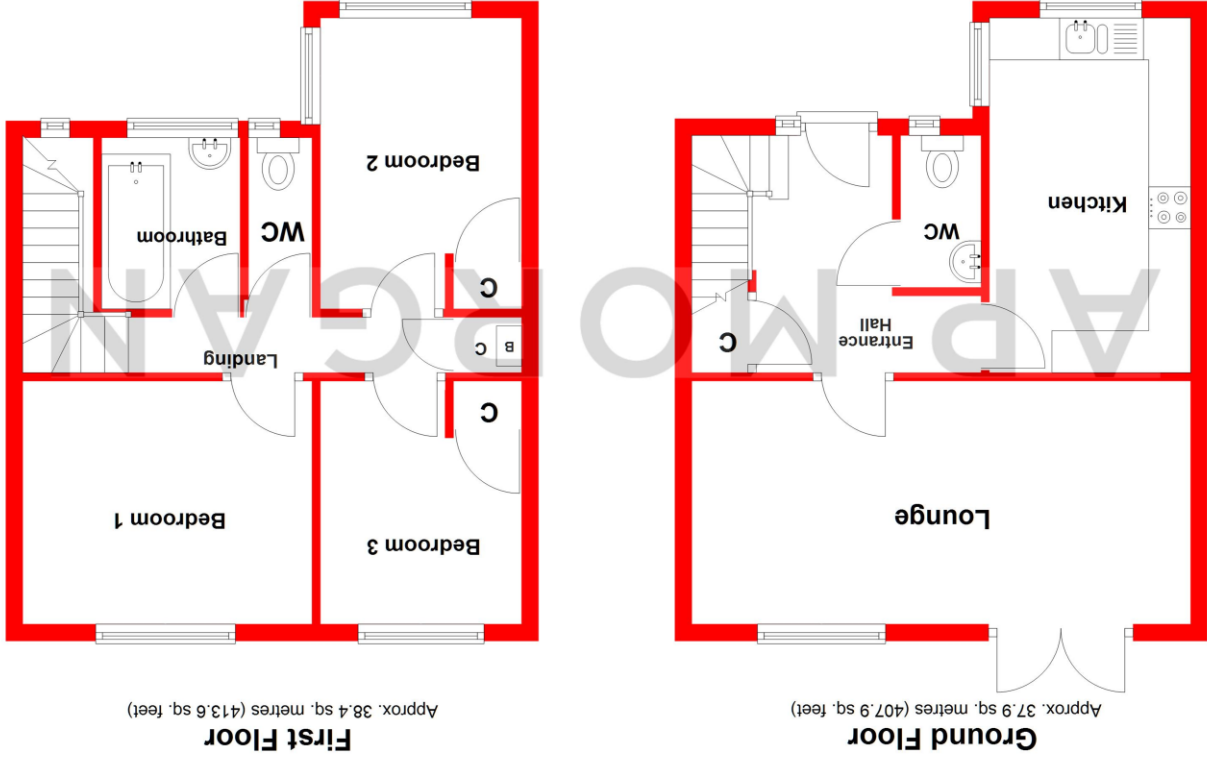
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 authority to give 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.