

AP MORGAN



Otter Close, Winyates Green, Redditch
Offers in excess of £350,000

Features:

- Detached family home
- Three bedrooms
- Open plan living space
- Newly Built Conservatory
- Feature Electric Fireplace
- Fitted kitchen and utility room
- Landscaped rear garden
- Private driveway and garage

Description:

****Offered with no onward chain****

A deceptively spacious detached family home boasting three bedrooms and a flexible ground floor living space, well positioned in a quiet cul-de-sac in Winyates Green, Redditch.

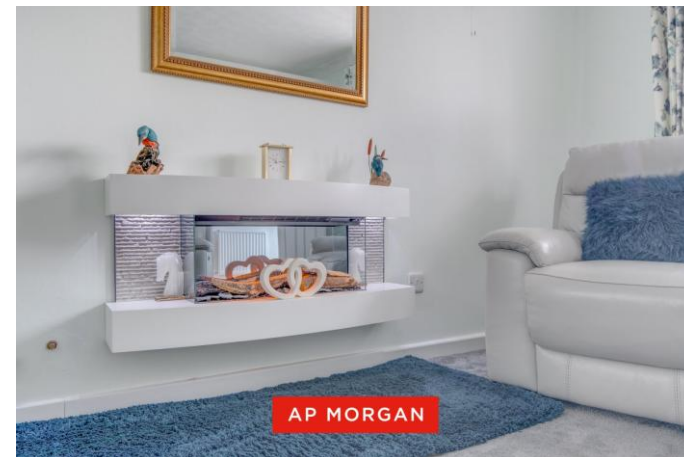
To the front of the property is a private driveway providing ample off-road parking space, access to the attached garage, along with side gate access through to the rear garden.

The ground floor accommodation comprises: Entrance hall with stairs rising to the first floor landing, open plan living room with an electric fire and bow window. The dining area has sliding doors opening to the newly built Conservatory.

There is a fitted kitchen and utility room with an integrated sink and new electric hob and oven, along with having space for freestanding appliances. There is also an understairs pantry cupboard, and the guest WC.

The first-floor landing establishes: Bedroom one with fitted wardrobes. Double bedroom two with space for wardrobes and a view to the rear. Good-sized bedroom three with fitted storage. The newly fitted shower room, providing a separate corner shower, wash basin and WC with a bidet.

To the rear is a redesigned generous garden, with an initial paved patio, then laid to a well-maintained lawn with slate borders and newly fenced boundaries.



Situated in Winyates Green, this property is roughly 3.4 miles from the Redditch 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

Living Room 15'5" x 13'1" (4.7m x 4m) Both Max

Dining Room 8'10" x 7'10" (2.7m x 2.4m)

Kitchen 9'3" x 7'11" (2.82m x 2.41m)

Utility Area 7'10" x 5'2" (2.4m x 1.57m)

WC 4'8" x 2'11" (1.42m x 0.9m)

Conservatory 12'3" x 7'10" (3.73m x 2.4m)

Landing

Bedroom 1 12'10" x 9'7" (3.9m x 2.92m) Both Max

Bedroom 2 10'2" x 9'7" (3.1m x 2.92m)

Bedroom 3 7'3" x 7'2" (2.2m x 2.18m) Both Max

Shower Room 6'6" x 6'2" (1.98m x 1.88m)

EPC Rating: D

Council Tax Band: D (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?

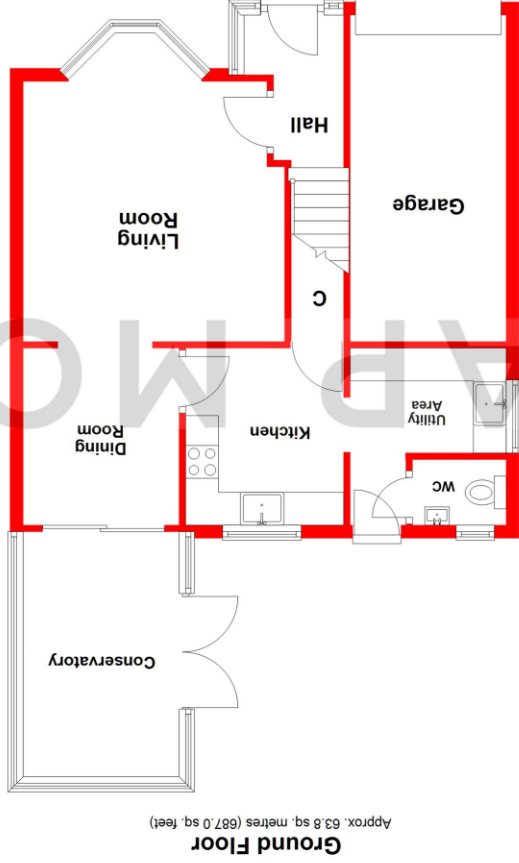
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

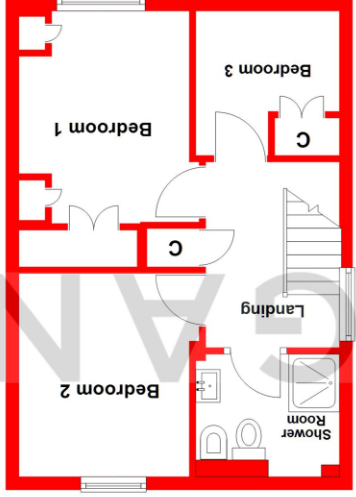
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Ground Floor
Approx. 63.8 sq. metres (687.0 sq. feet)



First Floor
Approx. 36.0 sq. metres (388.0 sq. feet)

Total area: approx. 99.9 sq. metres (1075.0 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.

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.