

**AP MORGAN**



**Otter Close, Winyates Green, Redditch**  
Offers Over £325,000

### 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:

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.

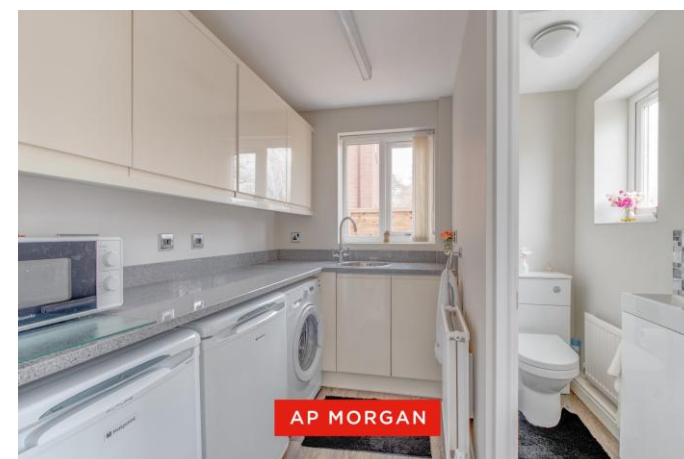
The ground floor accommodation comprises: Entrance hall with stairs rising to the first floor landing, open plan living room with an electric fire and bow window. The dining area has sliding doors opening to the newly built Conservatory.

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)

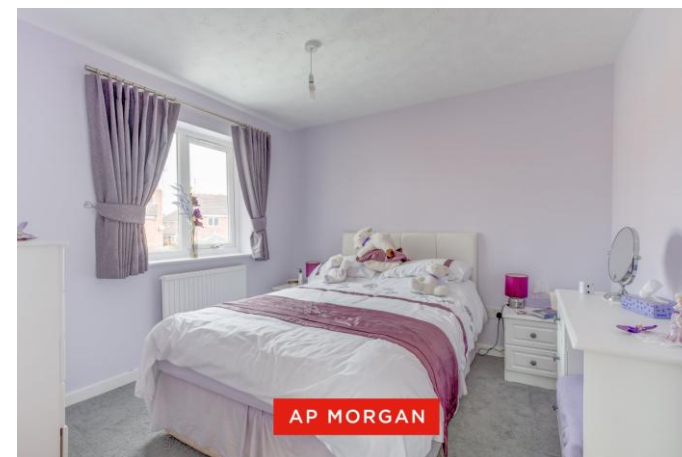
**Landing**

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

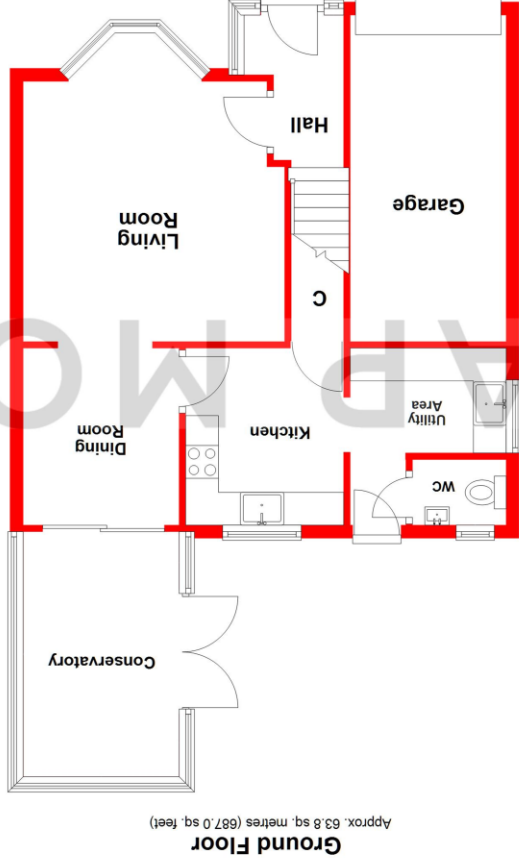
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

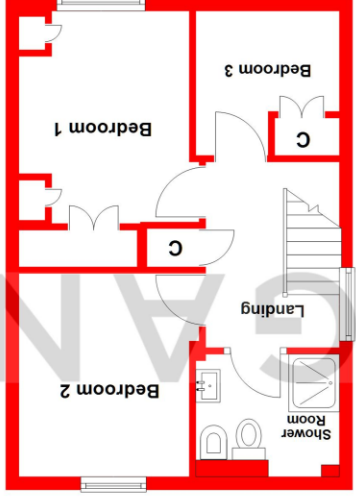
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

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