

AP MORGAN



Edmond Close, Winyates West, Redditch
Offers in excess of £280,000

Features:

- Quiet cul-de-sac location
- Three-bedroom home
- Spacious lounge
- Kitchen/diner open to conservatory
- Bright conservatory
- Family bathroom
- Enclosed rear garden
- Driveway and integral garage

Description:

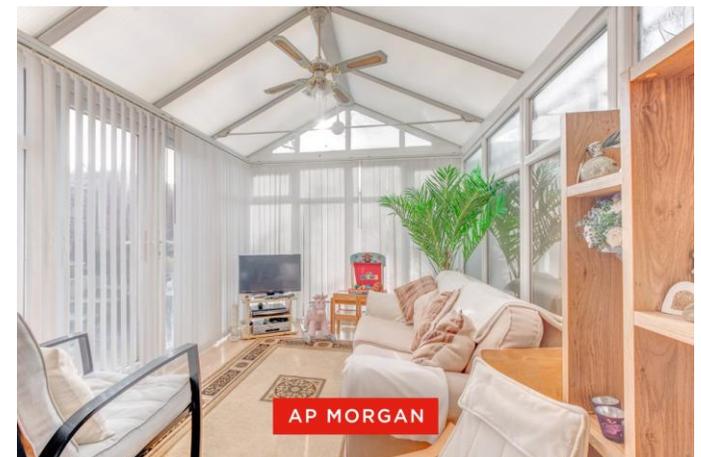
This well-presented three-bedroom semi-detached family home is ideally situated within a quiet residential cul-de-sac, offering comfortable and versatile accommodation arranged over two floors. With a private driveway, integral garage and an attractive rear garden, the property is perfectly suited to families, first-time buyers or those seeking a practical yet welcoming home.

The ground floor opens into a bright and spacious lounge, providing a relaxing living space with ample room for furnishings. To the rear, the kitchen/diner offers a sociable hub of the home, with generous worktop and storage space and room for dining. The kitchen flows seamlessly into the conservatory, creating a light-filled additional living area that enjoys views across the rear garden and enhances the sense of space and versatility.

Upstairs, the property benefits from three well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office or guest room. The first floor is completed by a modern family bathroom, fitted with a white suite and finished in a clean, neutral style.

Externally, the rear garden is enclosed and thoughtfully arranged, featuring patio seating areas and a lawn, ideal for both entertaining and everyday enjoyment. To the front, the driveway provides off-road parking for multiple vehicles and access to the integral garage, adding further practicality and storage options.

Well placed in Winyates West, the property is ideal for local amenities including shops, takeaways, and transport networks. Redditch Town Centre is a short ride away boasting an assortment of further amenities including shops, bars, restaurants, cinema and the local bus and train stations.



Details:

Porch 4'3" x 2'9" (1.3m x 0.84m)

Lounge 15' x 10'11" (4.57m x 3.33m)

Kitchen/Diner 8'8" x 18'8" (2.64m x 5.7m)

Conservatory 11'1" x 9'3" (3.38m x 2.82m)

Garage 16'6" x 7'4" (5.03m x 2.24m)

Landing

Bedroom 1 11'11" x 10' (3.63m x 3.05m)

Bedroom 2 10'7" x 10' (3.23m x 3.05m) max dimensions

Bedroom 3 8'8" x 8'6" (2.64m x 2.6m)

Bathroom 8'7" x 8'3" (2.62m x 2.51m) max dimensions



EPC Rating: To be confirmed

Council Tax Band: C (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?

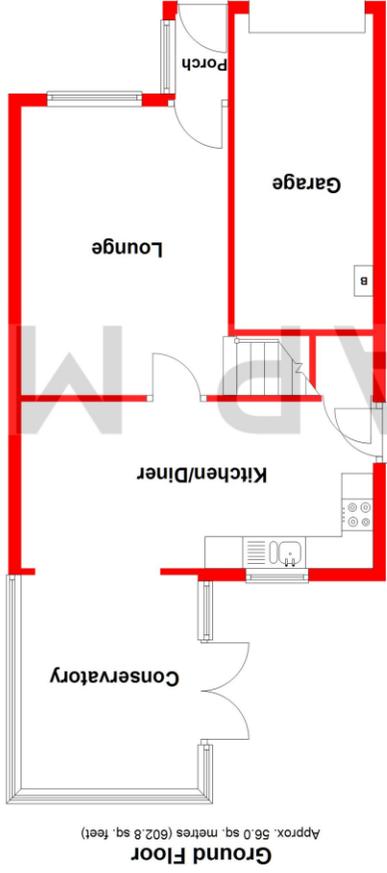
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

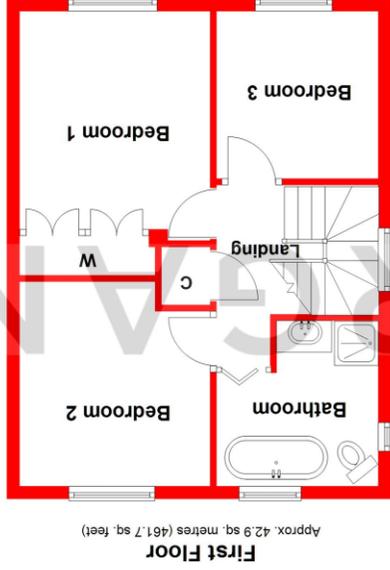
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Ground Floor
Approx. 56.0 sq. metres (602.8 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.7 sq. feet)

Total area: approx. 98.9 sq. metres (1064.5 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 Planip.

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