

**AP MORGAN**



**Mainstone Close, Winyates East, Redditch**  
Offers in excess of £90,000

### Features:

- Upper floor apartment
- Spacious living room
- Separate fitted kitchen
- Double bedroom
- Bathroom with bath and shower
- Built-in storage cupboards
- Close to amenities and transport links

### Description:

This well-presented upper floor apartment offers comfortable and practical living accommodation, ideal for first-time buyers, downsizers, or investors alike. The property is located within a well-maintained residential block and benefits from good natural light throughout, along with a pleasant outlook from the living areas.

Upon entering the property, a welcoming hallway provides access to all rooms and includes useful built-in storage. The spacious living room is bright and inviting, featuring a large window and glazed door that allow plenty of natural light to flood the space. There is ample room for both lounge seating and a small dining area, making it a versatile space for relaxing or entertaining. The separate kitchen is fitted with a range of wall and base units with work surfaces over, providing good storage and preparation space.

The property features a well-proportioned double bedroom with space for wardrobes and additional bedroom furniture. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin, and WC, complemented by a window providing ventilation and natural light.

Further benefits include several built-in storage cupboards, double glazing, and a practical layout that maximises the available space. Externally, the property sits within communal grounds and benefits from nearby communal parking.

Conveniently located within easy reach of local amenities, shops, and transport links, the property offers straightforward access to surrounding areas, making it a practical choice for commuters.



**Details:**

**Hall**

**Living Room** 9'1" x 16'11" (2.77m x 5.16m)

**Kitchen** 6'7" x 9'2" (2m x 2.8m)

**Bathroom** 5'11" x 6'10" (1.8m x 2.08m)

**Bedroom** 9'11" x 14'11" (3.02m x 4.55m) max dimensions



**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (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?

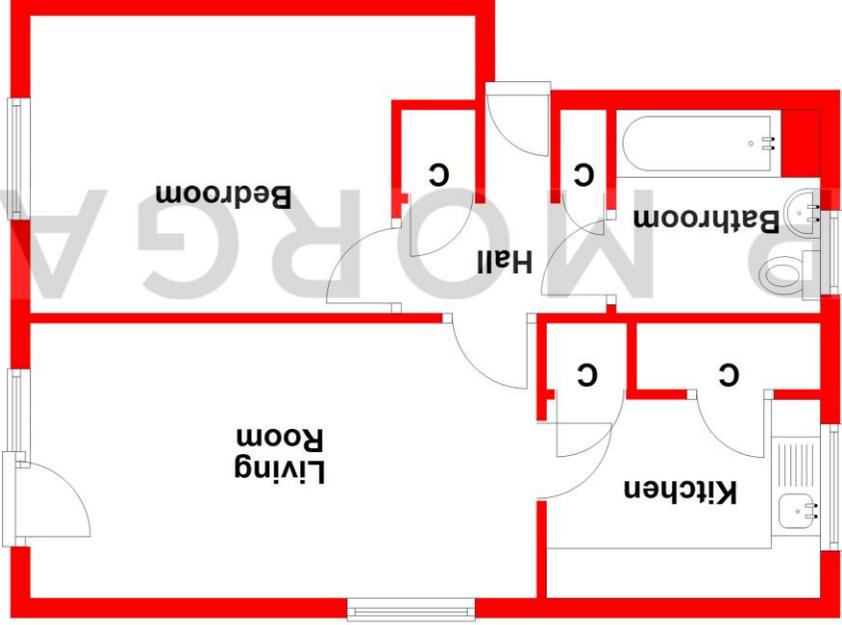
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £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.

## Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 43.5 sq. metres (468.6 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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