

AP MORGAN



Caynham Close, Winyates East, Redditch
Offers in excess of £260,000

Features:

- Three-bedroom semi-detached home
- Popular Winyates West location
- Spacious lounge & conservatory
- Modern kitchen/diner
- Extra reception room / office
- Downstairs WC
- Driveway for multiple cars
- Enclosed rear garden

Description:

A well-presented semi-detached family home offering three bedrooms, a converted garage kitchen/diner, ideally positioned in the popular area of Winyates West, Redditch.

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles, along with access to the entrance porch.

The ground floor accommodation comprises a welcoming porch, a hall with stairs rising to the first floor landing, a spacious lounge, with access to the conservatory. The former garage has been thoughtfully converted to create a modern and sociable kitchen/diner. The ground floor is complete with a further reception room, ideal for a home office or downstairs bedroom and a WC.

Upstairs, the first-floor landing leads to two generously sized double bedrooms, a third single bedroom, and the family bathroom complete with a bath, walk-in shower, WC, and wash basin.

Externally, the property enjoys an enclosed rear garden. The outdoor space features a paved patio area, ideal for entertaining, alongside a decking and fenced boundaries.

The property is conveniently located approximately 2.9 miles from Redditch town centre, which offers a wide range of amenities including shopping facilities, well-regarded schools, bars, restaurants, and access to local bus and railway stations. The nearby M5 and M42 motorways also provide excellent transport links.



Details:

Porch 2'10" x 6'11" (0.86m x 2.1m)

Hall

Reception Room 7'6" x 8'10" (2.29m x 2.7m)

WC 2'8" x 3'11" (0.81m x 1.2m)

Lounge 13'8" x 14'10" (4.17m x 4.52m)

Kitchen/Diner 24'9" x 7'1" (7.54m x 2.16m)

Conservatory 12'4" x 11'9" (3.76m x 3.58m)

Landing

Bedroom 1 9' x 13' (2.74m x 3.96m)

Bedroom 2 10' x 7'8" (3.05m x 2.34m)

Bedroom 3 7'1" x 6'11" (2.16m x 2.1m)

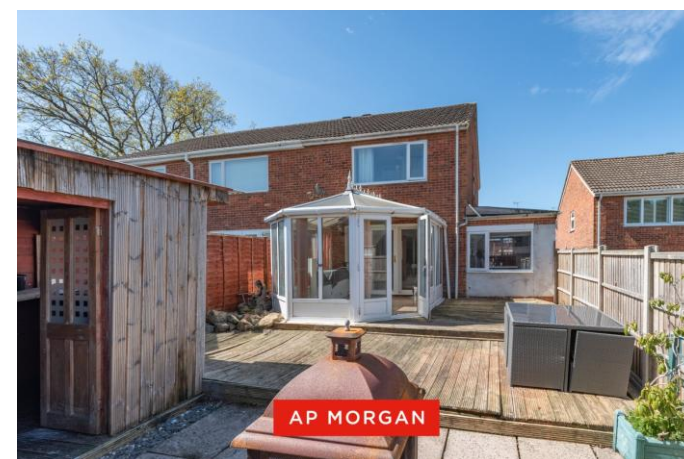
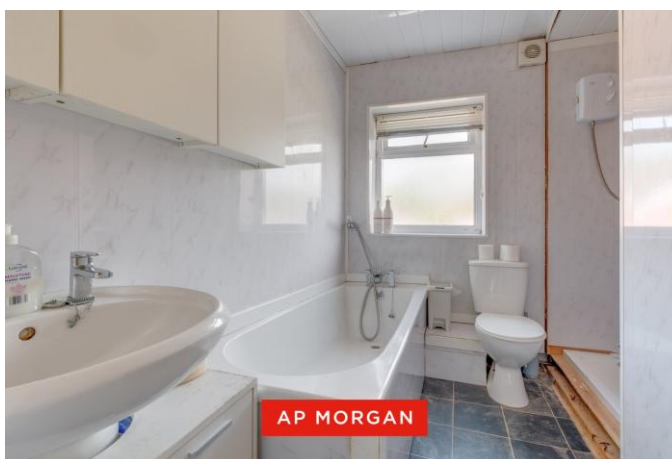
Bathroom 7'10" x 7'10" (2.4m x 2.4m) max dimensions

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.



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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.

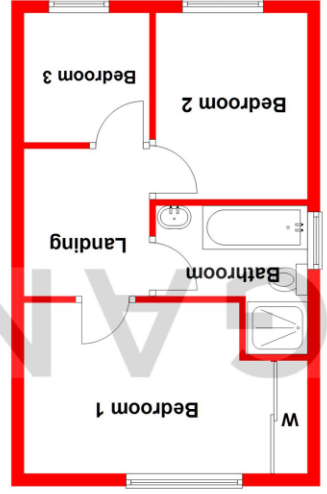
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Ground Floor
Approx. 65.3 sq. metres (702.6 sq. feet)



First Floor
Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 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 Planip.

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