

AP MORGAN



Ibstock Close, Winyates East, Redditch
Offers in the region of £230,000

Features:

- Mid-terraced property
- Three spacious bedrooms
- Generous sized lounge
- Well-fit kitchen/diner
- Family bathroom and downstairs WC
- Ample storage throughout
- Low maintenance rear garden
- Single garage and on-street parking

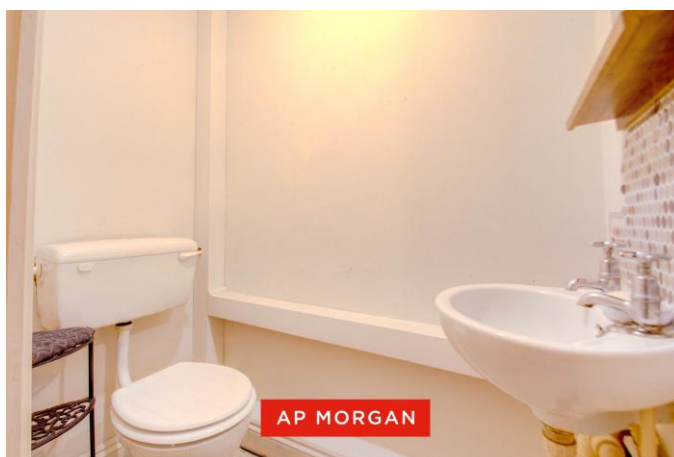
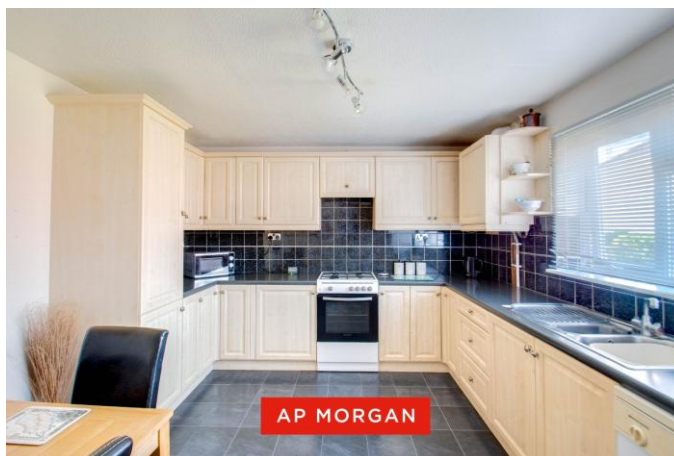
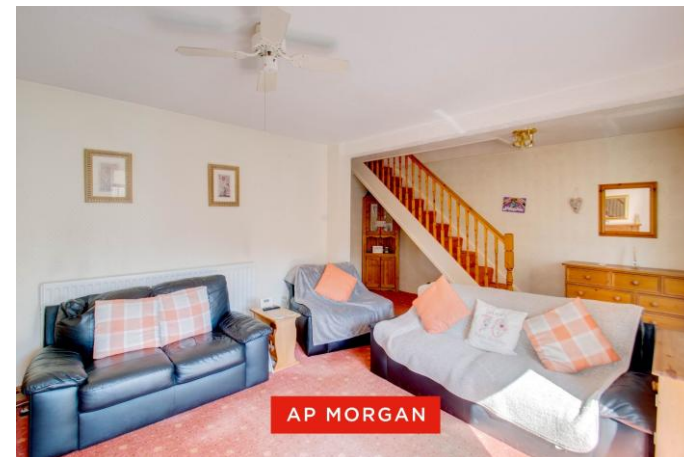
Description:

Welcoming you to this mid-terraced property, offering three spacious bedrooms, a generously sized lounge, a well-fitted kitchen/diner, a low-maintenance rear garden, and a single garage with on-street parking, situated in Winyates East, Redditch.

On arrival, the property presents a front lawn adding greenery to the frontage, with a pathway leading to the entrance. The rear offers a single garage, on-road parking, and gated access to the garden.

On entry, the property leads through the porch—also an ideal space for a utility area—and into the hallway, which provides access to a WC fitted with a toilet and sink, as well as a large storage cupboard. This then leads directly into the lounge, a generous space for comfort and family entertainment, with French doors opening onto the rear patio. A back porch offers additional storage and access to the rear garden, while stairs rise to the first floor. The hallway also leads into the kitchen/diner, a great space for a family dining table, with the kitchen well fitted with ample storage and worktop space, as well as room for freestanding appliances.

The first floor leads onto the landing and into bedroom one, a spacious double with ample room for storage units; bedroom two, another generously sized double; and bedroom three, a single that also offers storage space. The bathroom is situated on the first floor and is fitted with a toilet, wash basin, shower cubicle, and bathtub.



The rear garden is fully paved, making it low maintenance, with built-in units for additional storage, and is bordered by fencing. The back of the garden provides a gate opening to the rear of the property, with access to the garage and on-road parking.

Situated in Winyates East, a short distance from Arrow Valley Park, this property is well placed for practicality, with access to local corner shops, several fast-food restaurants on Moon's Moat Drive, and quick access to the A435.

Details:

Porch/Utility 9'1" x 6'3" (2.77m x 1.9m) Both Max

Lounge 12'2" x 19'8" (3.7m x 6m)

Kitchen/Diner 11'2" x 13'1" (3.4m x 4m)

WC 5'3" x 3'3" (1.6m x 1m)

Porch

Landing

Bedroom One 11'2" x 10'10" (3.4m x 3.3m)

Bedroom Two 12'2" x 10'9" (3.7m x 3.28m)

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

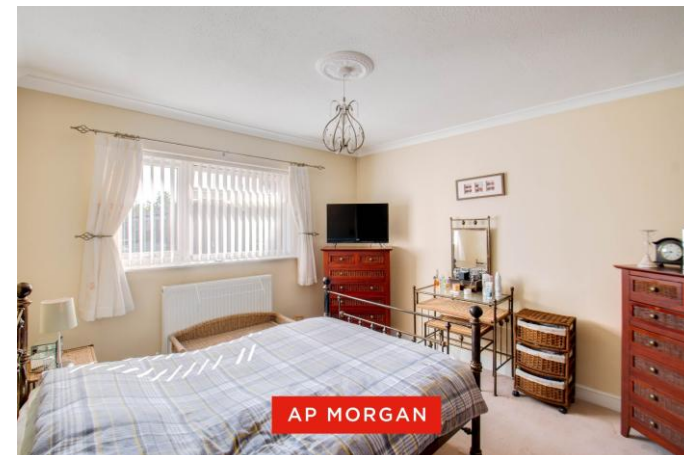
Bathroom 5'7" x 8'8" (1.7m x 2.64m)

EPC Rating: To be confirmed

Council Tax Band: B (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?

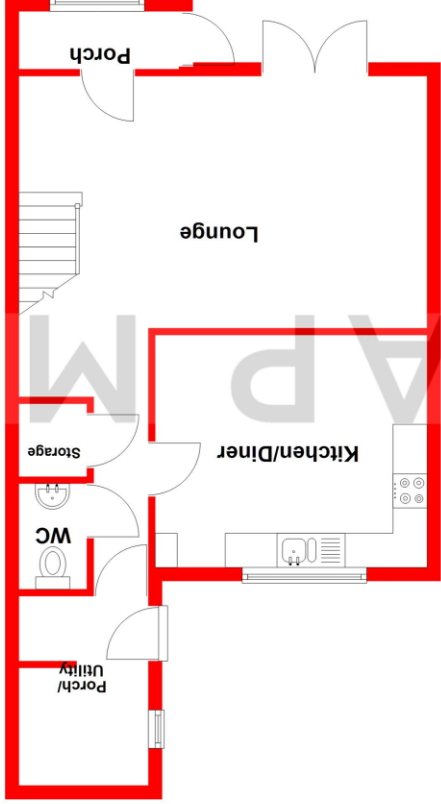
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

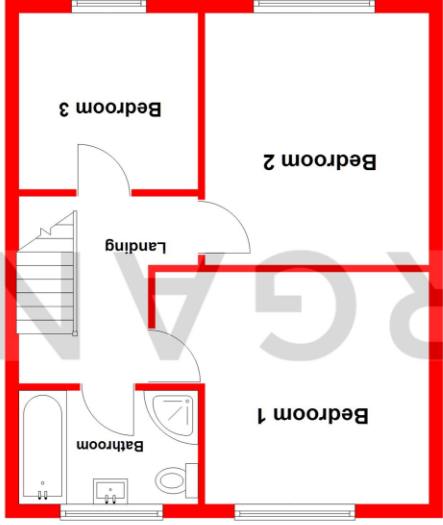
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Approx. 51.6 sq. metres (555.1 sq. feet)



Approx. 43.4 sq. metres (467.4 sq. feet)

Total area: approx. 95.0 sq. metres (1022.5 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 Planlup.

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