

AP MORGAN



Lassington Close, Winyates West, Redditch
Offers in the region of £270,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Fully refurbished throughout
- Three bedrooms
- Generous lounge/diner space
- Well-equipped kitchen
- Low maintenance rear garden
- Driveway and single garage
- Fantastic cul-de-sac location

Description:

****OFFERED WITH NO ONWARD CHAIN****

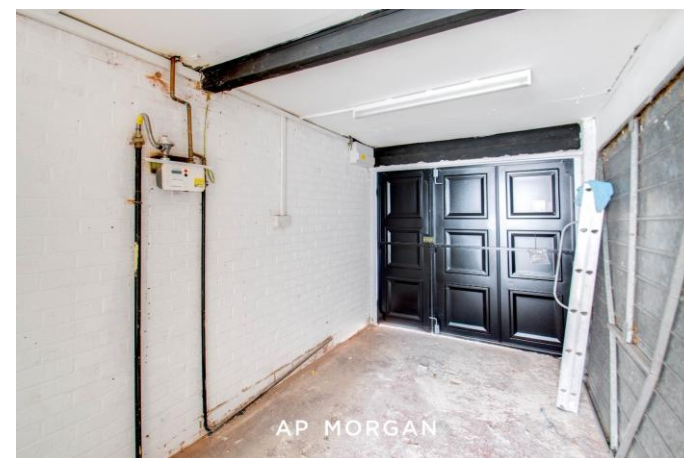
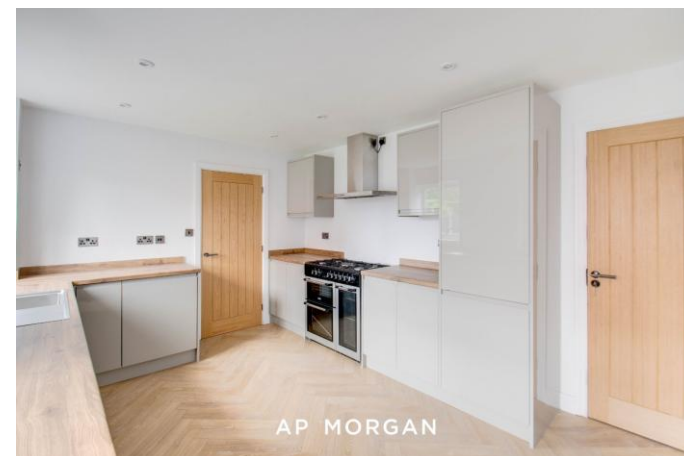
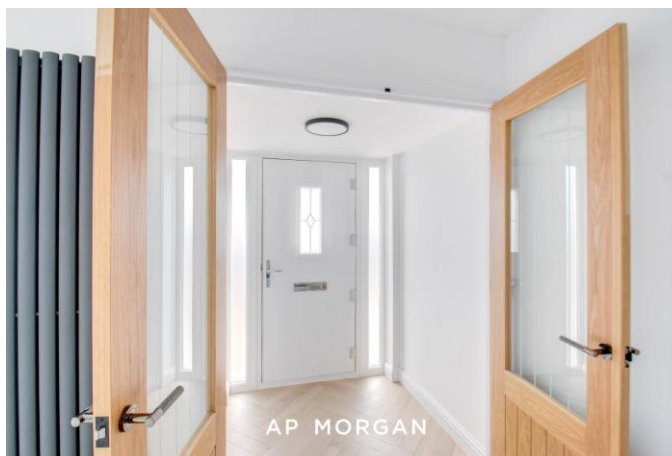
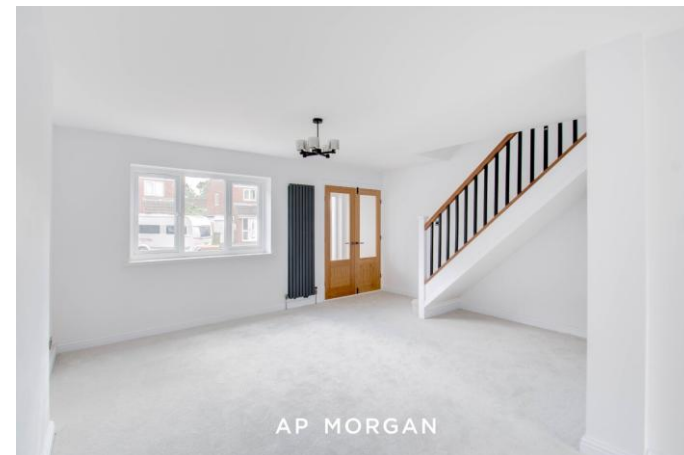
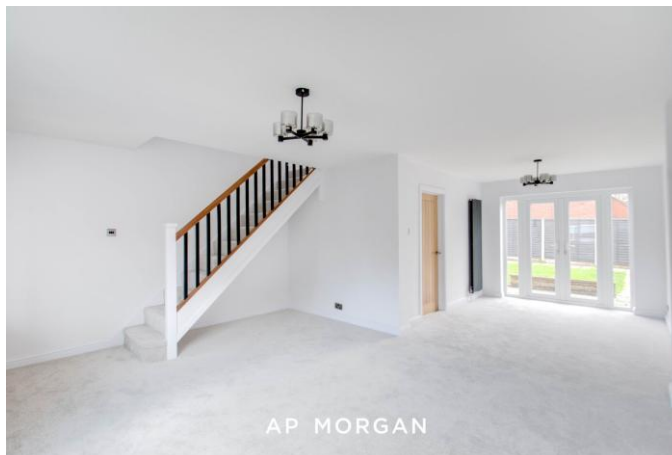
Welcoming you to this immaculate, newly renovated semi-detached home, offering three bedrooms, a generously sized lounge/diner, a well-fitted modern kitchen, a low-maintenance rear garden, and the added benefits of a multi-car driveway and single garage, situated in Winyates West, Redditch.

FREEHOLD UPON COMPLETION

Upon entering the quiet cul-de-sac, the property presents a front driveway, partially paved and partially laid with stone, providing ample parking and space for bin storage. The garage is positioned to the left, with the main entrance located centrally.

The ground floor welcomes you into a porch, with double doors opening into the spacious lounge/diner. This area initially features stairs rising to the first floor, with the lounge providing a generous space for relaxation and entertainment. Towards the rear of the property is an ideal dining area, suitable for a family dining table and benefiting from French doors opening onto the rear garden. Leading on from the dining area, the kitchen is well fitted with ample storage and worktop space, an integrated oven, a five-burner gas hob with extractor hood, and doors providing access to both the rear garden and the garage.

The first floor leads onto the landing and into bedrooms one and two, both spacious double bedrooms with room for additional storage. Bedroom three is ideal as a home office,



dressing room, or nursery. The family bathroom is stylishly fitted with a toilet, wash basin, and bathtub with an overhead shower.

The rear garden opens onto a patio area, providing an excellent space for outdoor furniture and al fresco dining. A small lawned section sits centrally, while fencing surrounds the boundaries, creating a private and low-maintenance outdoor space.

Well situated in Winyates West, the property enjoys a quiet cul-de-sac location and benefits from being just a short walk from Arrow Valley Country Park. The property also offers easy access to local bus routes, the train station, the M5 and M42 motorway networks, and the wide range of amenities available in Redditch Town Centre.

Details:

Lounge/Diner 23'11" x 16' (7.3m x 4.88m) Both Max

Kitchen 10'7" x 14'3" (3.23m x 4.34m)

Garage 13'9" x 7'9" (4.2m x 2.36m)

Landing

Bedroom One 13' x 8'5" (3.96m x 2.57m) Both Max

Bedroom Two 10'7" x 9'5" (3.23m x 2.87m) Both Max

Bedroom Three 7'9" x 7'3" (2.36m x 2.2m) Both Max

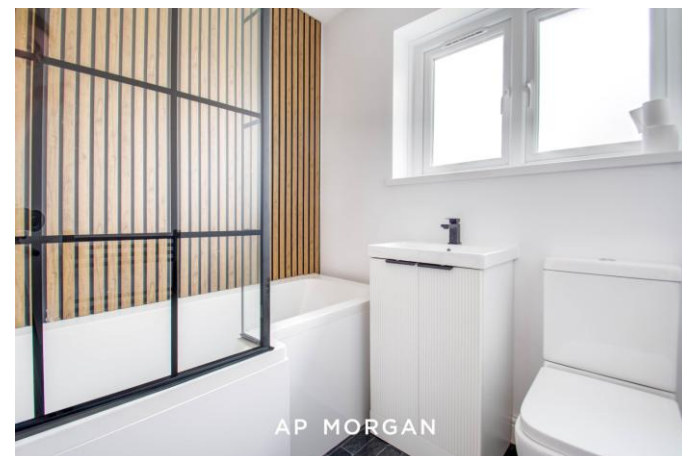
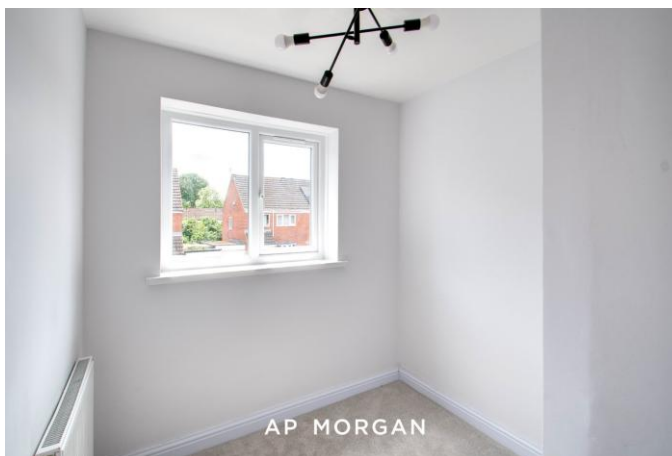
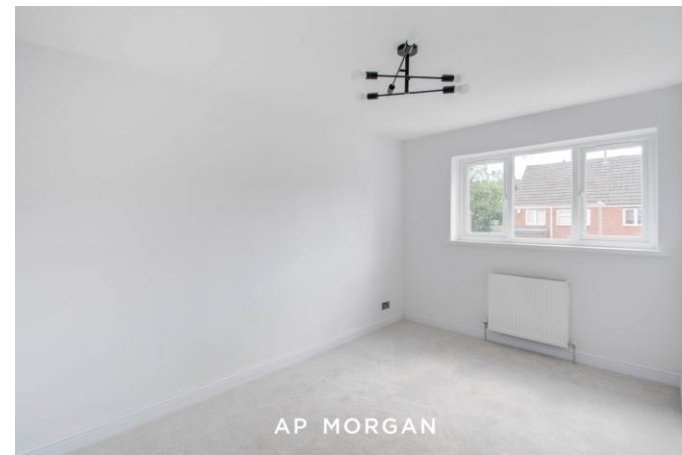
Bathroom 5'9" x 6'3" (1.75m x 1.9m)

EPC Rating: C

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.



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Need a mortgage?

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Property to sell?

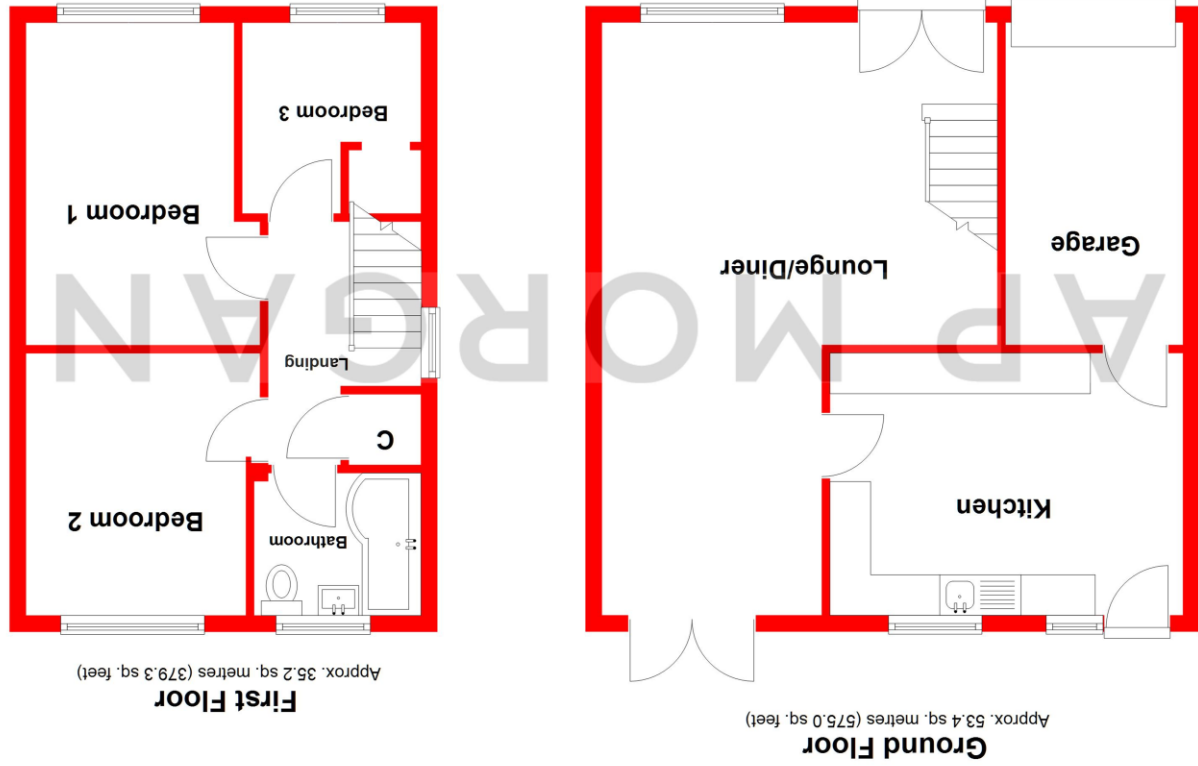
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Plan produced using Planlup.

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