

**AP MORGAN**



**Blakemere Close, Winyates East, Redditch**  
Offers in excess of £250,000

### Features:

- Semi-detached family home
- Three bedrooms
- Spacious lounge
- Well-fitted kitchen/diner
- Fantastic rear garden
- Driveway and single garage

### Description:

This well-presented three bedroom terraced house enjoys a pleasant cul-de-sac location within a well-established residential area. The property offers good access to the local amenities, schooling, supermarket, bus route, Arrow Valley Lake/Park and national highway networks.

The layout briefly comprises: Entrance Porch, Reception Hall, Lounge, Fitted Kitchen/Diner (with Built-in Oven, Gas Hob & Extractor Hood), Utility and Garage to the Ground Floor; Master Bedroom, Second Double Bedroom, Single Third Bedroom and a Family Bathroom to the First Floor.

The property further benefits from Off-road Driveway Parking, Low maintenance Rear Garden, Double Glazing and Gas-fired Central Heating System.

### Details:

#### Porch

#### Entrance Hall

**Lounge** 13'1" x 12'6" (4m x 3.8m)

**Kitchen/Diner** 11'2" x 7'6" (3.4m x 2.29m)

**Garage** 16'4" x 7'11" (4.98m x 2.41m)

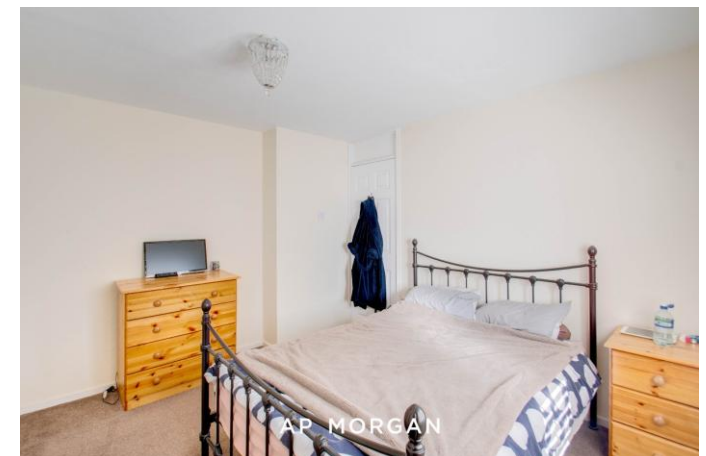
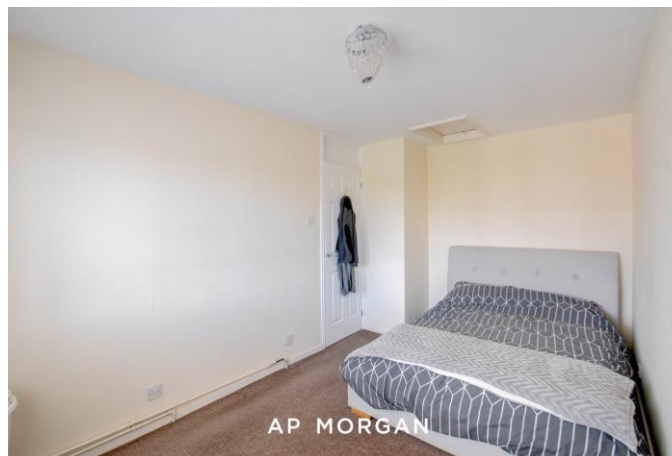
#### Landing

**Bedroom One** 14'1" x 8'6" (4.3m x 2.6m)

**Bedroom Two** 11'6" x 9'10" (3.5m x 3m)

**Bedroom Three** 8'11" x 6'2" (2.72m x 1.88m)

#### Bathroom

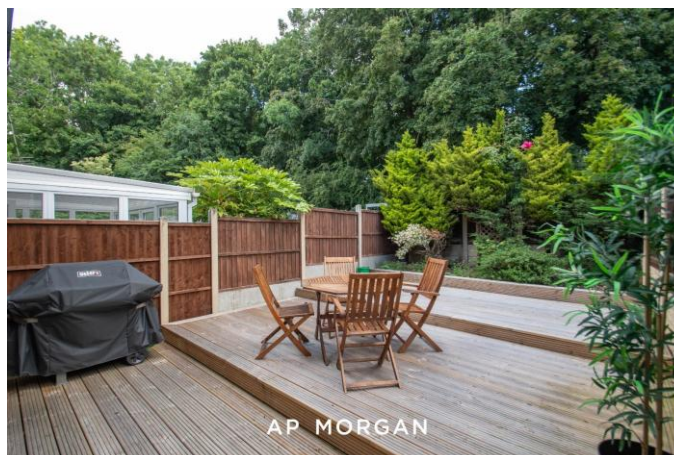
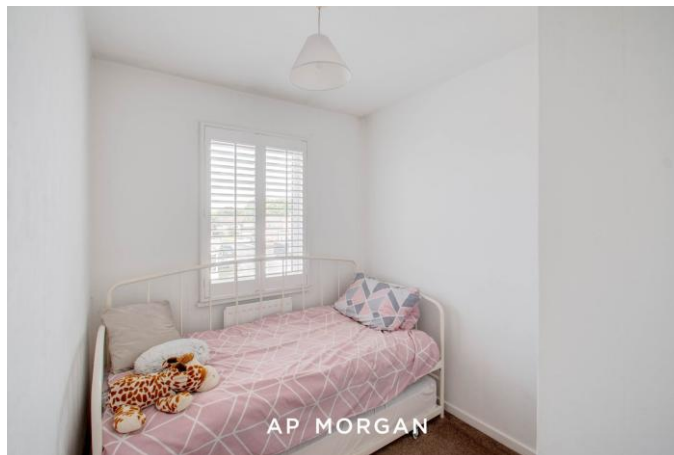


**EPC Rating:** To be confirmed

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

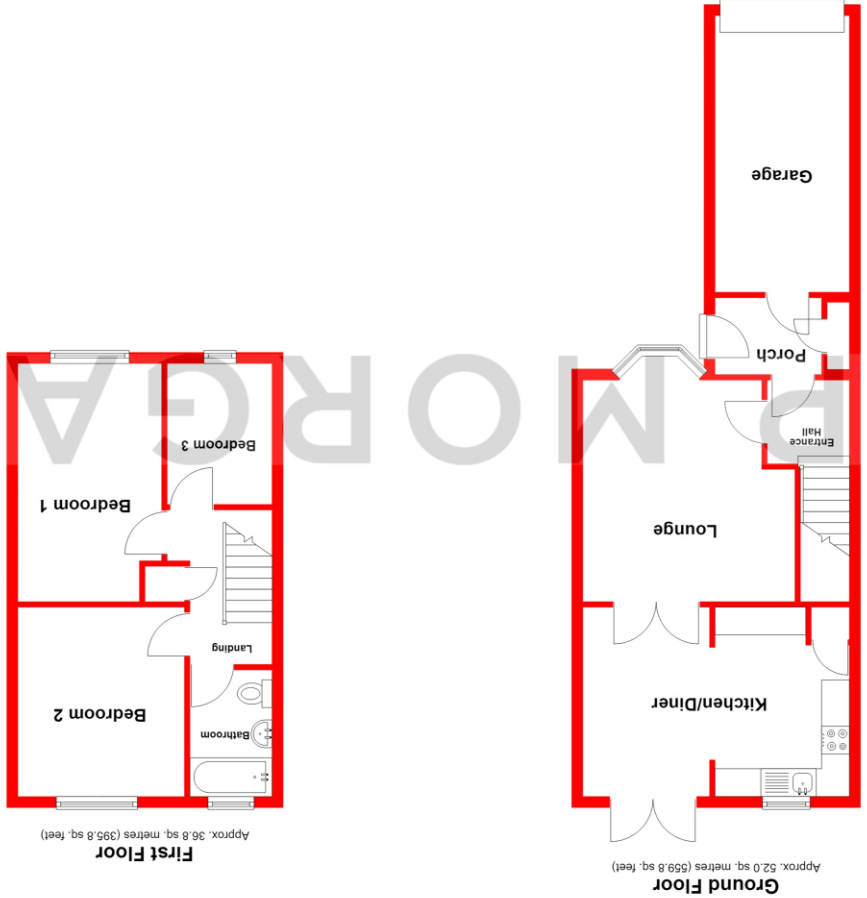
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 88.8 sq. metres (955.6 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.