

**AP MORGAN**



**Kingham Close, Winyates Green, Redditch**  
Offers in excess of £260,000

### Features:

- Driveway parking for two cars plus a single garage
- Two double bedrooms with storage spaces
- Third bedroom suited to office, nursery or guest use
- Well-fitted kitchen with integrated oven, gas hob and extractor
- Spacious lounge with bay window
- Family dining room with sliding doors to the garden
- Rear garden with patio and garage access
- Sought-after residential location

### Description:

Winyates Green position. Driveway for two, garage to spare. A semi that gives you and the family room to grow into.

Step through the front door and the layout starts making its case straight away. To your right, a spacious lounge stretches out under a bay window, pulling in light from the front of the house. Beyond that, the dining room takes over, with sliding doors opening onto the rear garden, the kind of room that handles a Sunday roast as easily as a quiet evening in front of the TV.

The kitchen has been well-fitted with an integrated oven, four burner gas hob and extractor hood, and its own door out to the patio, so cooking to hosting in the garden are never far apart.

Upstairs, you'll find three bedrooms. Two are genuine doubles, both with fitted storage spaces, giving you proper storage without the need for extra furniture eating into the floor space. The third is a flexible single, ideal as an office, nursery or guest room, with a useful storage cupboard built in. A shower room sits conveniently on the first floor too, the practical touch that makes daily routines that bit easier when you've got a houseful.

Outside, the rear garden offers a patio for that hosting in the warmer months and direct access through to the garage, useful for bikes, tools or simply somewhere dry to keep things out of the weather. With driveway parking for two cars on top of the garage, this is a property that's thought about where everything goes.



Winyates Green itself is a well-established residential pocket on the eastern edge of Redditch, within reach of Tenacres First School and Ipsley CofE Middle School, both rated Good by Ofsted. Ipsley Alders Marsh Nature Reserve and Arrow Valley Country Park give you green space close to home, and the M42 is easily accessible for anyone who needs to get further afield. Redditch railway station, on the Cross-City Line into Birmingham, adds a straightforward commuting option too.

Contact the office to arrange a viewing.

**Details:**

**Hall**

**Lounge** 13'2" x 12'4" (4.01m x 3.76m)

**Dining Room** 10'11" x 7'11" (3.33m x 2.41m)

**Kitchen** 10'11" x 7'10" (3.33m x 2.4m)

**Landing**

**Bedroom One** 13'1" x 8'9" (4m x 2.67m)

**Bedroom Two** 9'1" x 9'2" (2.77m x 2.8m)

**Bedroom Three** 9'6" x 6'11" (2.9m x 2.1m) Both Max

**Bathroom** 6'2" x 5'10" (1.88m x 1.78m)

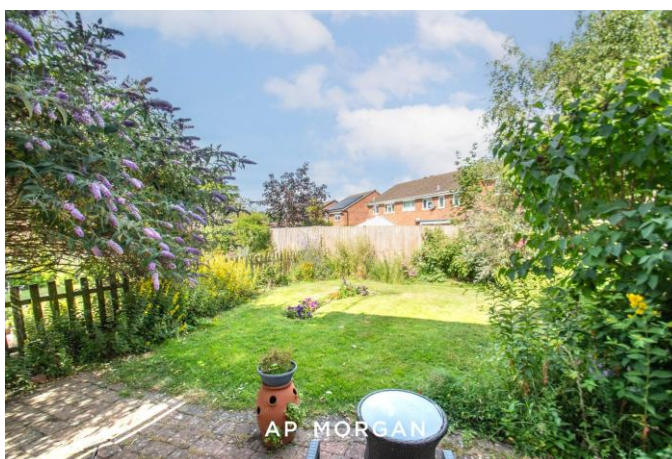
**Garage**

**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.



## 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?

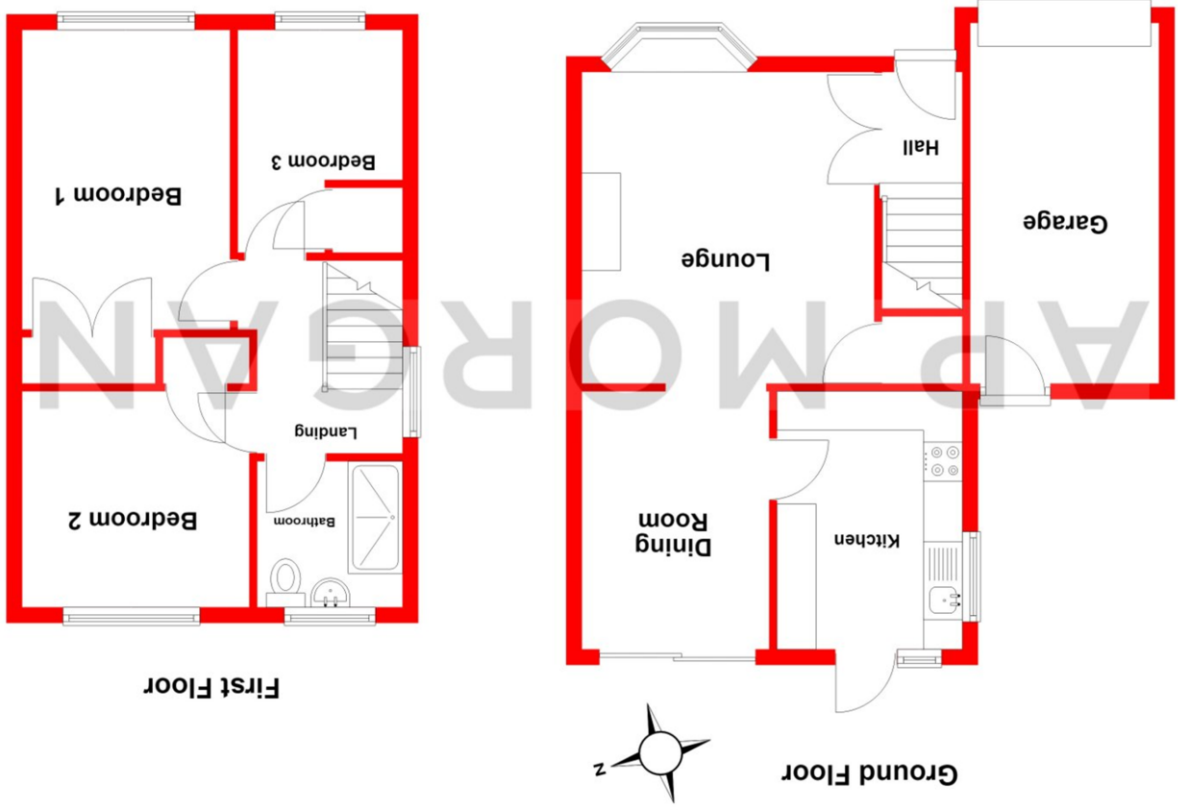
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 84.6 sq. metres (910.4 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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