

AP MORGAN



Hollyberry Close, Winyates Green, Redditch
Asking Price £315,000

Features:

- Kitchen/diner with central island and generous storage
- Great rear garden with summer house and patio ideal for entertaining
- Bay window lounge with feature fireplace
- Two double bedrooms with fitted wardrobes
- Flexible third bedroom, suited to home office or nursery use
- Family bathroom with shower
- Utility room and separate toilet room to the ground floor
- Driveway for two vehicles plus single garage

Description:

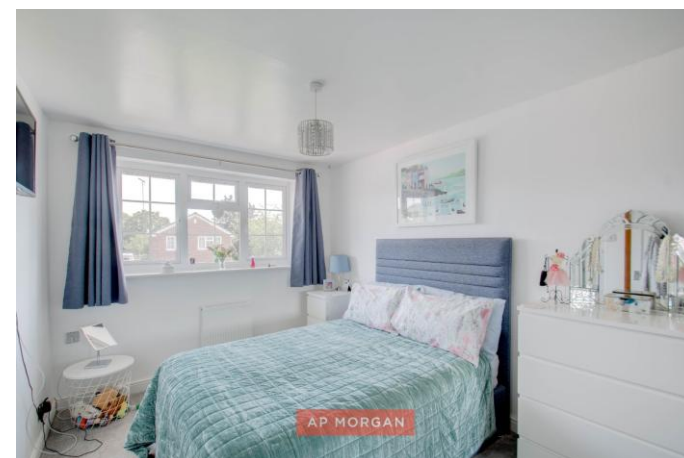
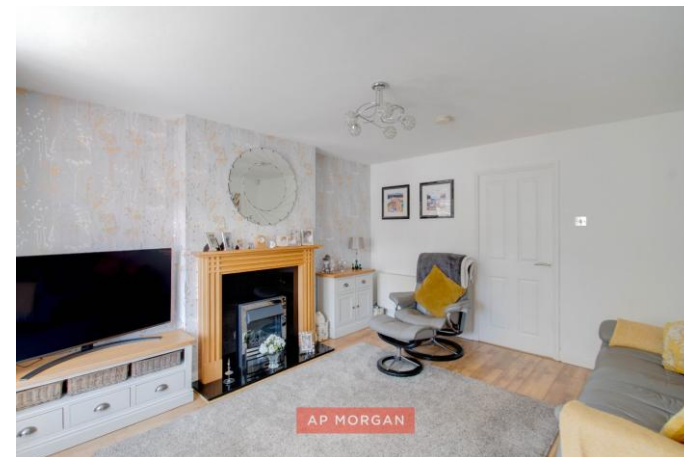
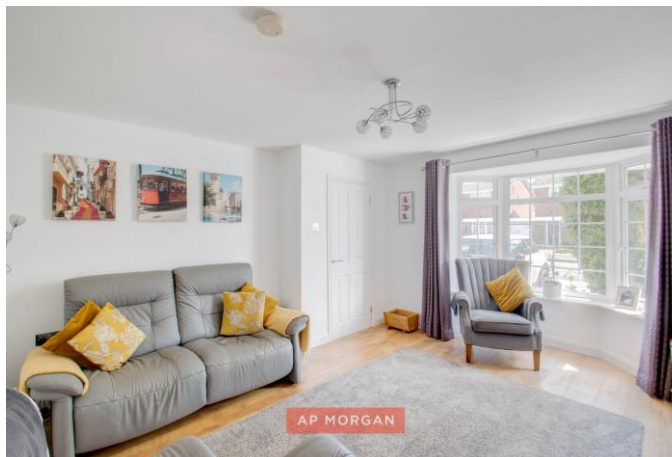
Some houses give you one good room and ask you to make do with the rest. This one keeps offering you another.

Step through the entrance hall and the layout starts to make sense straight away, stairs rising ahead, with the lounge to the left, the first of the spaces, set around a bay window that pulls in light from the front and a feature fireplace that gives the room somewhere to focus. It's the kind of space that works equally well for a quiet evening or for filling with people.

The kitchen/diner is where this house starts to show its hand. Built around a central island with its own storage, it's got the worktop space and cupboard room to actually cook properly for a crowd. From here, a separate utility room takes the laundry out of the equation, and a toilet room sits conveniently just off it before the door through to the garage, so the practical stuff is all handled without cutting across your living space.

Upstairs, two of the three bedrooms are doubles with fitted wardrobes already built in, so you're not starting from scratch on storage. The third is a single, and this is where the house starts to earn its keep for anyone thinking beyond the obvious: a home office, a nursery, a guest room, whatever the next chapter calls for. The family bathroom, fitted with a shower, completes the floor.

Outside, the garden is built for actual use rather than just looking at. A patio off the back of the house gives you space for dining or entertaining, before a step up takes you to a lawn for the kids, the dog, or a bit of breathing room. At the top of the garden, a summer house gives you a second space entirely, whether that's a home gym, a studio, or just somewhere to shut the door and get on with something.



A single garage and driveway parking for two vehicles round things off, so arriving home is never the hard part.

Outside the house, Winyates Green puts you within easy reach of local shops and everyday amenities, with Tenacres First School, Roman Way First School and Ipsley Middle School all serving the area. Arrow Valley Park, one of the largest green spaces in Redditch at around 900 acres, is close enough for a regular dog walk or weekend outing, and road links via the A441 and A435 give you a straightforward run out to the M42 and beyond. Redditch town centre and its train station are a short journey away, putting Birmingham within easy commuting reach.

Details:

Entrance Hall

Lounge 13'9" x 12'8" (4.2m x 3.86m)

Kitchen/Diner 14'8" x 16'1" (4.47m x 4.9m)

Utility Room 12'8" x 6'11" (3.86m x 2.1m) Both Max

Toilet

Landing

Bedroom One 10'5" x 8'10" (3.18m x 2.7m)

Bedroom Two 10'4" x 9'9" (3.15m x 2.97m)

Bedroom Three 8' x 6'11" (2.44m x 2.1m)

Bathroom 7'4" x 6'1" (2.24m x 1.85m)

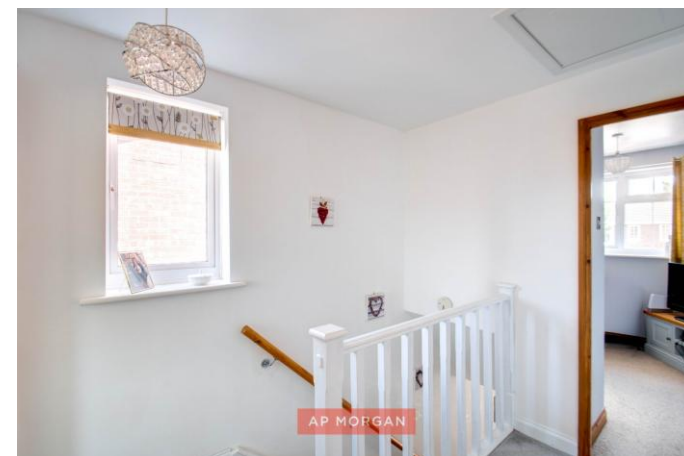
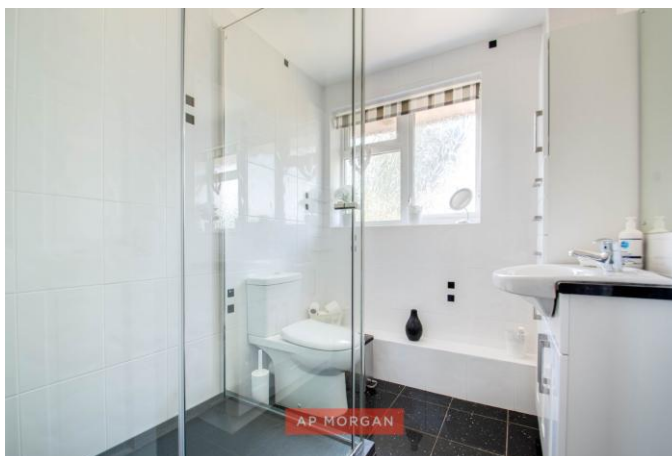
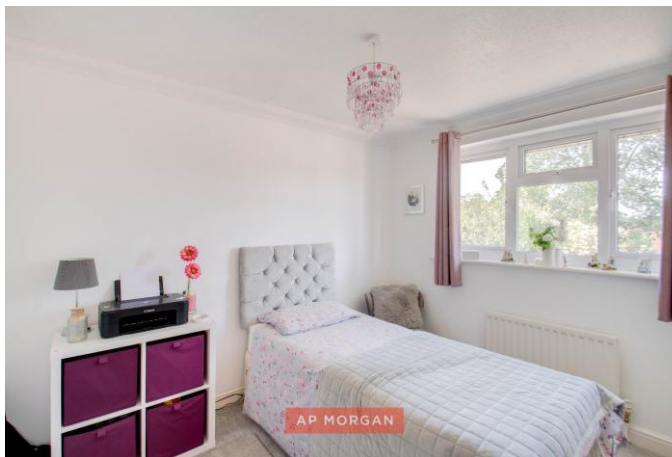
Garage

EPC Rating: To be confirmed

Council Tax Band: D (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?

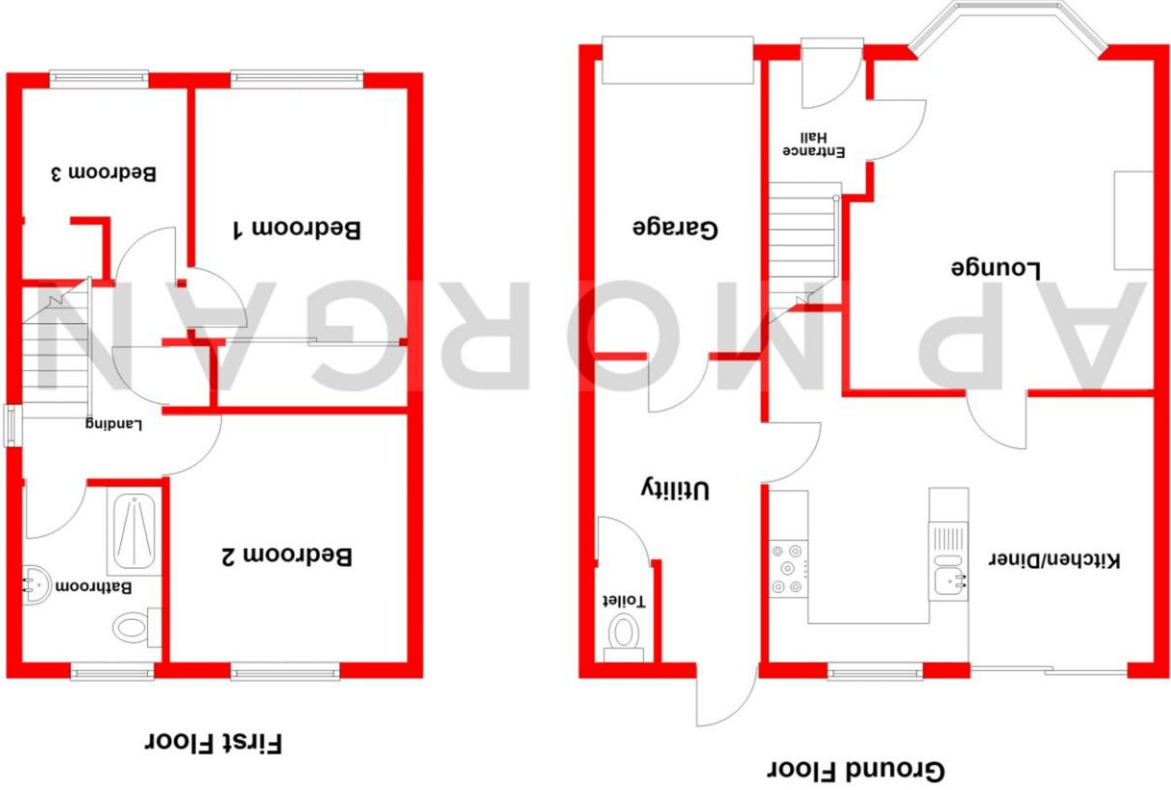
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Plan produced using PlanUp.

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