

AP MORGAN



Abbotswood Close, Winyates, Redditch
Asking Price £335,000

Features:

- Link detached family home in a sought-after Winyates location
- Three bedrooms: two doubles and a single, ideal for a growing family
- Modern, well-fitted kitchen finished with stylish LED lighting
- Bright conservatory adding valuable extra living space
- Garage converted into a versatile snug, perfect for a den or home office
- Spacious rear garden with a garden room or studio, great for entertaining or relaxing
- Driveway parking with handy side gate access straight through to the garden
- Downstairs WC alongside the main family bathroom for everyday convenience

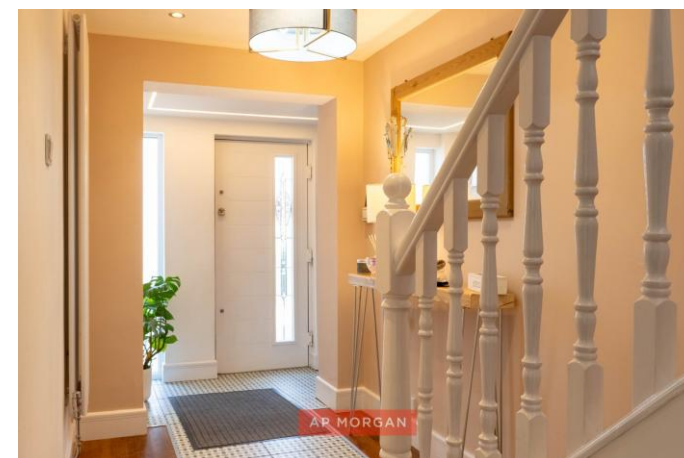
Description:

Not many homes in Winyates come with a snug, great living space, a studio, and a garden built for entertaining. This one has all of the above.

Tucked away in a sought-after pocket of Abbotswood Close, this link detached home has been thoughtfully updated throughout, and it shows. With three bedrooms, a modern kitchen, a converted garage snug, and a garden made for long summer evenings, it's the kind of family home that ticks boxes buyers didn't even know they had. Inside, the layout flows easily from room to room. Outside, there's a driveway, side gate access straight into the garden, and a garden room that could be a studio, office, or simply your favourite spot to escape to.

Our agents say...

Honestly, this is one of those homes where every room earns its keep. The kitchen is bright and modern, finished with LED lighting that makes it feel current the moment you walk in. The conservatory adds a lovely extra reception space, whether that's a playroom, a reading nook, or somewhere to enjoy your morning coffee.



Then there's the garage. It's been converted into a proper snug, ideal for movie nights, a home office, or just somewhere to shut the door and switch off. And the garden? It's genuinely one of the best parts of this property. Spacious, private, and with a garden room that opens up all sorts of possibilities, from a studio to a summer house to a work-from-home space that doesn't feel like part of the house at all. Side gate access from the driveway means you can get bikes, bins, or garden furniture through without a second thought.

Winyates is a brilliant spot for families, with local schools, everyday amenities, and green space all close by. This is a home that's ready to move into and easy to fall for. Fancy a look? Get in touch with the AP Morgan team and we'll get you booked in.

Details:

Entrance Hall

Lounge 14'7" x 11'6" (4.45m x 3.5m)

Kitchen/Diner 9'6" x 17'7" (2.9m x 5.36m)

Sitting/Utility Room 19'2" x 8'2" (5.84m x 2.5m)

WC

Conservatory 9'6" x 12'4" (2.9m x 3.76m)

Landing

Bedroom One 12'2" x 11'6" (3.7m x 3.5m)

Bedroom Two 10'2" x 11'6" (3.1m x 3.5m)

Bedroom Three 7'11" x 8'1" (2.41m x 2.46m)

Bathroom 5'9" x 8'1" (1.75m x 2.46m)

EPC Rating: D

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

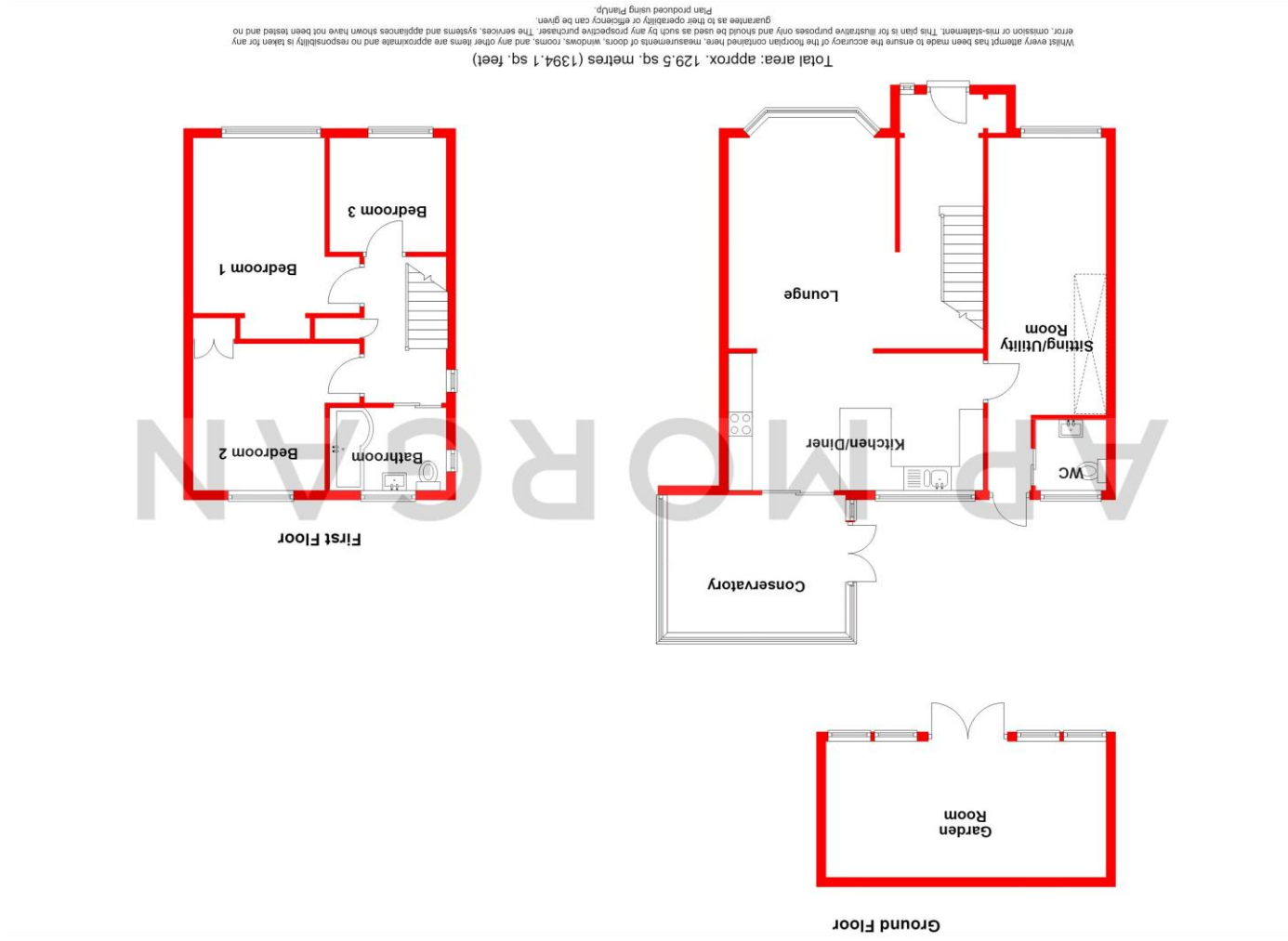
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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