

AP MORGAN



Berkeley Close, Winyates Green,
Offers in excess of £350,000

Features:

- Three bedroom detached family home
- Generous living room
- Dining Room with bay window
- Fitted kitchen/breakfast room with feature arch & Orangery
- Additional reception room/ potential ground floor bedroom
- Versatile garden space awning
- Drive space for parking multiple vehicles
- EPC-D

Description:

A well-presented three-bedroom, detached family home. This property is well positioned in a quiet cul-de-sac within the sought-after residential area of Winyates Green, Redditch.

To the front of the property is a private driveway providing ample off-road parking space for multiple vehicles, along with access to the attached garage store.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, generous living room with two front aspect windows and access into the formal dining room with a feature bay window, and the fitted kitchen breakfast room with an integrated oven and gas hob. The ground floor further benefits from an added orangery with views and access to the rear garden, along with reception room three (used as a study) with an understairs storage cupboard and access into the garage store.

The first-floor landing establishes: sizeable bedroom one with space for wardrobes and three front aspect windows, double bedrooms two and three with views to the rear garden, and the bathroom, providing a corner bath with overhead shower, wash basin and WC.

Outside to the rear is a low maintenance, landscaped garden with an initial gravel area, then laid to artificial lawn and a final patio area. There is also a secluded decking area with a covered awning.



Well situated in Winyates Green, the property is nearby to well-regarded local schools, countryside walks including Arrow Valley Country Park, local shops and bus routes. Redditch Town Centre just a short ride away, boasts an assortment of amenities and the local bus/train station. There is also easy access to national motorway networks (M5 and M42).

Details:

Entrance Hall

Living Room 15'2" x 12'7" (4.62m x 3.84m) Both max

Dining Room 9'1" x 7'9" (2.77m x 2.36m) Both max

Kitchen/Breakfast Room 10'9" x 15'8" (3.28m x 4.78m) Both max

Reception Room Three 10'9" x 8'3" (3.28m x 2.51m) Both max

Orangery 9'5" x 12'6" (2.87m x 3.8m) Both max

Garage Store 2'9" x 8'3" (0.84m x 2.51m) Both max

Landing

Bedroom one 11'5" x 15'7" (3.48m x 4.75m) Both max

Bedroom two 9' x 7'5" (2.74m x 2.26m) Both max

Bedroom three 9' x 7'9" (2.74m x 2.36m) Both max

Bathroom 7'1" x 5'7" (2.16m x 1.7m) Both max

EPC Rating: D

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.



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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

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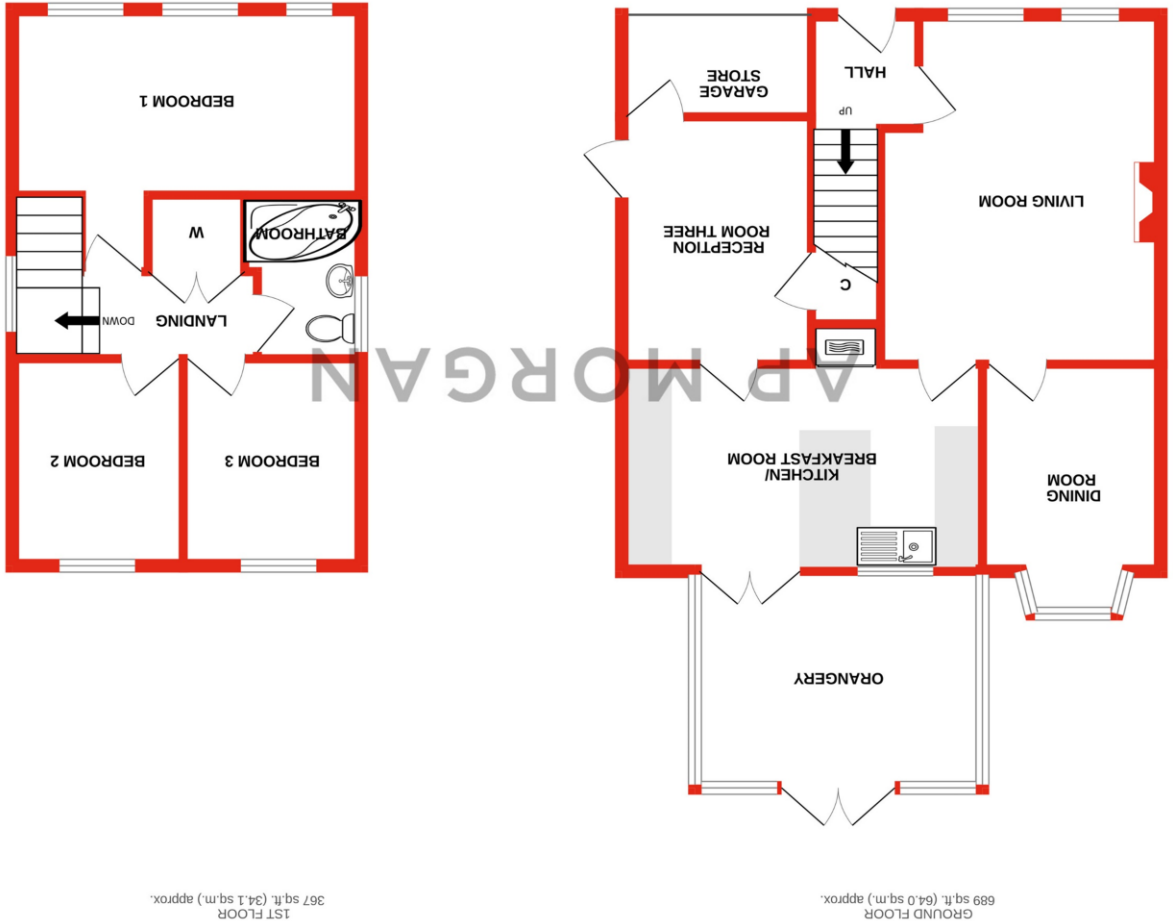
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TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.1 sq.m.) approx.

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.