

**AP MORGAN**



**Newent Close, Winyates Green, Redditch**  
Offers in excess of £290,000

**Features:**

- Well-presented semi-detached house
- Three bedrooms
- Stylish lounge
- Open plan kitchen/dining room with separate utility
- Family bathroom and downstairs W.C
- Front and rear gardens
- Garage and driveway
- EPC- C

**Description:**

A wonderfully presented three-bedroom semi-detached property with a separate utility, integral garage and located in the desirable location of Winyates Green.

A beautifully maintained property with wonderful internal living space briefly comprising: - A spacious lounge with front aspect window and feature fireplace, an open plan dining room to the kitchen benefiting from patio doors to the rear garden. A well-appointed modern yet traditional fitted kitchen with space for a rangemaster cooker and American fridge freezer. The kitchen allows access through to the utility room and guest WC. A rising staircase leads to the first floor and offers the master bedroom, a second well-proportioned bedroom and the third bedroom of single use. The family bathroom has a bath with shower over, sink and WC.

The front aspect of the property is approached by a neatly maintained lawn, block paved driveway with access to the garage via up and over doors and entrance to the main residence from an enclosed porch. The rear garden has been beautifully maintained with a paved patio for dining or entertaining, a further decked area providing additional space for seating.

Situated in Winyates Green, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and good rail and bus links. There are also excellent leisure facilities and eateries, along with cultural attractions, and the Kingfisher Shopping Centre.



**Details:**

**Porch**

**Hall**

**Lounge: 13'7" x 12'3" (4.14m x 3.73m)**

**Lounge: 13'7" x 12'4" (4.14m x 3.76m)**

**Kitchen: 15'5" x 7'6" (4.7m x 2.29m)**

**Dining Room: 15'7" x 10'5" (4.75m x 3.18m)**

**Utility Room: 8'5" x 8' (2.57m x 2.44m)**

**Garage: 10'4" x 8'2" (3.15m x 2.5m)**

**First Floor Landing**

**Master Bedroom: 13'5" x 9'3" (4.1m x 2.82m)**

**Bedroom Two: 10'11" x 9'3" (3.33m x 2.82m)**

**Bedroom Three: 10'5" x 6'8" (3.18m x 2.03m)**

**Bathroom: 7'11" x 6'2" (2.41m x 1.88m)**

**EPC Rating: C**

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

### Property to sell?

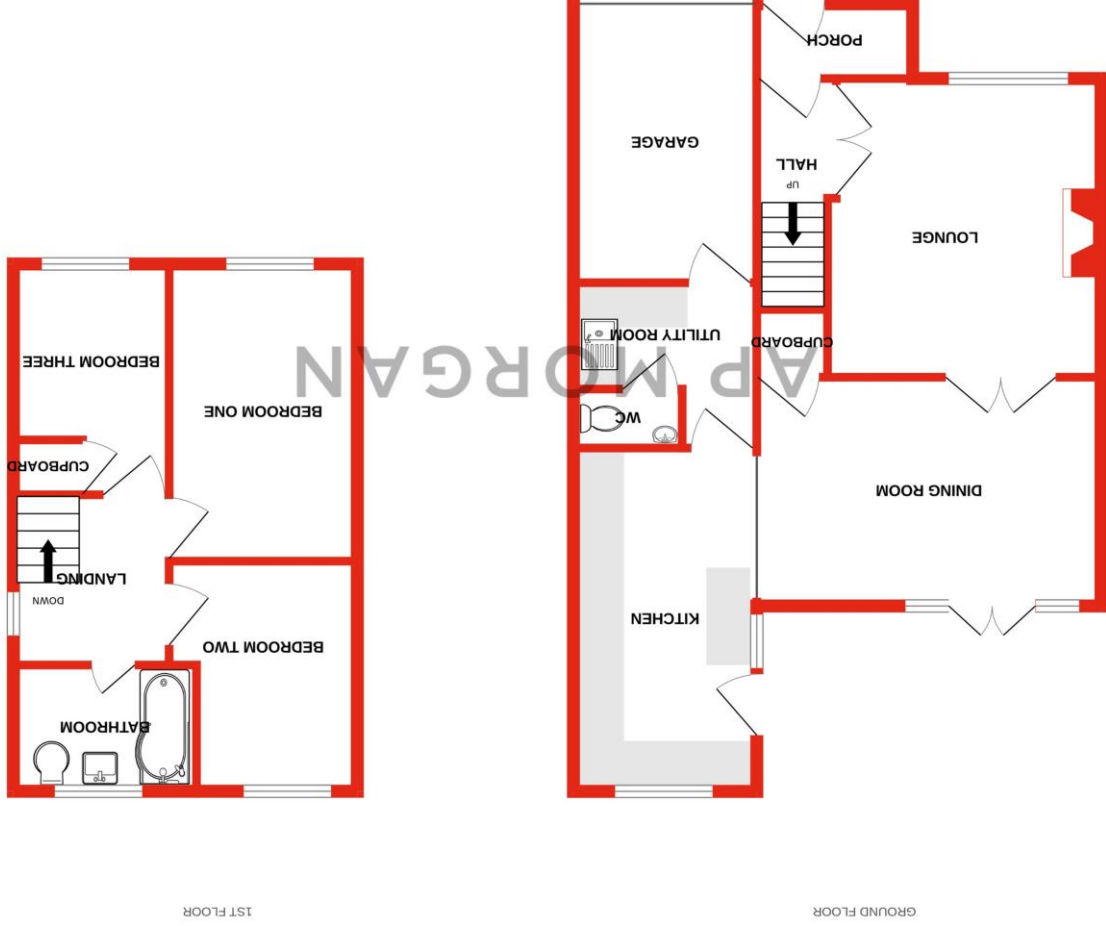
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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