

**AP MORGAN**



**Atcham Close, Winyates East, Redditch**  
Asking Price £340,000



### Features:

- Four Bedrooms, three doubles
- Spacious lounge, open plan to dining room
- Downstairs bedroom with ensuite
- Modern fitted kitchen
- Conservatory
- Bathroom with shower and bath
- Versatile garden
- EPC-TBC

### Description:

A very well-presented four-bedroom detached family home on a corner plot, in the desirable area of Winyates East.

To the front of the property is a large block-paved drive fit for parking multiple cars, a planted border and side access gate leading to the rear.

The ground floor of the property comprises: an entrance hallway, a spacious and open plan lounge and dining room with access to an under-stair pantry/storage, and to a quaint conservatory. The modern fitted kitchen provides a sink, integral double oven, 5 ring gas hob, microwave, plumbing for washing amenities and space for a standing appliance. The bedroom/study on this floor is a double and is accessed through the entrance hall of the house, it offers a versatile space with an ensuite that features a shower, sink and WC.

The first-floor landing establishes: Bedroom one, a wide double with integrated wardrobes, bedroom two is a further double that presents a view over the garden, and bedroom three is a cosy single with integral storage. The shower-room of the property is well-presented, houses the airing cupboard and offers a shower, sink and a separated WC.

To the rear of the property is a spacious, South-facing Garden with well-maintained, high planted rear boundaries that provide privacy. This space is laid to an initial patio around the house and up the garden to one side, a feature koi fishpond, with the remaining space laid to lawn with fenced borders.

This position in Winyates West is in very close proximity to the town centre, presenting amenities in shopping, schooling, travel and restaurants. Additionally offering swift access to the M42 and M5 motorways.





**Details:**

**Entrance Hall**

**Lounge** 15'2" x 12' (4.62m x 3.66m) Both max

**Dining Room** 10'7" x 15'3" (3.23m x 4.65m) Both max

**Kitchen** 16'5" x 7'11" (5m x 2.41m) Both max

**Conservatory** 7' x 16' (2.13m x 4.88m) Both max

**Downstairs bedroom/office** 13'7" x 8' (4.14m x 2.44m) Both max

**Ensuite Bathroom** 4'4" x 8' (1.32m x 2.44m) Both max

**Landing**

**Bedroom one** 15' x 8'7" (4.57m x 2.62m) Both max

**Bedroom two** 11' x 8' (3.35m x 2.44m) Both max

**Bedroom three** 9'8" x 6'6" (2.95m x 1.98m) Both max

**Bathroom** 7'7" x 6'5" (2.3m x 1.96m) Both max



**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.



## 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?

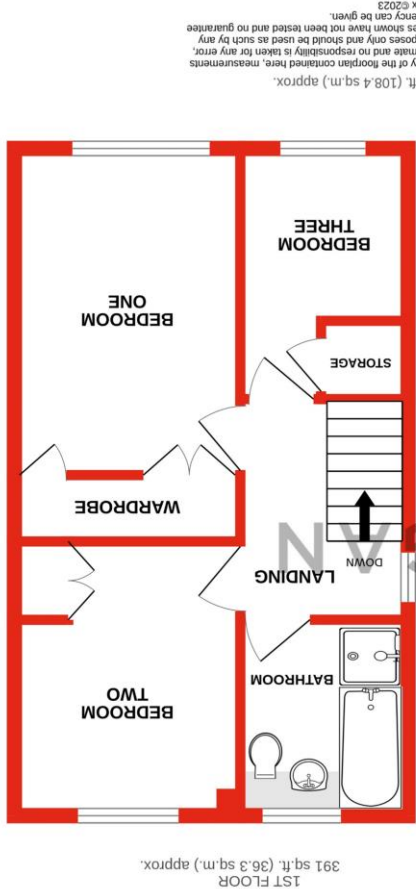
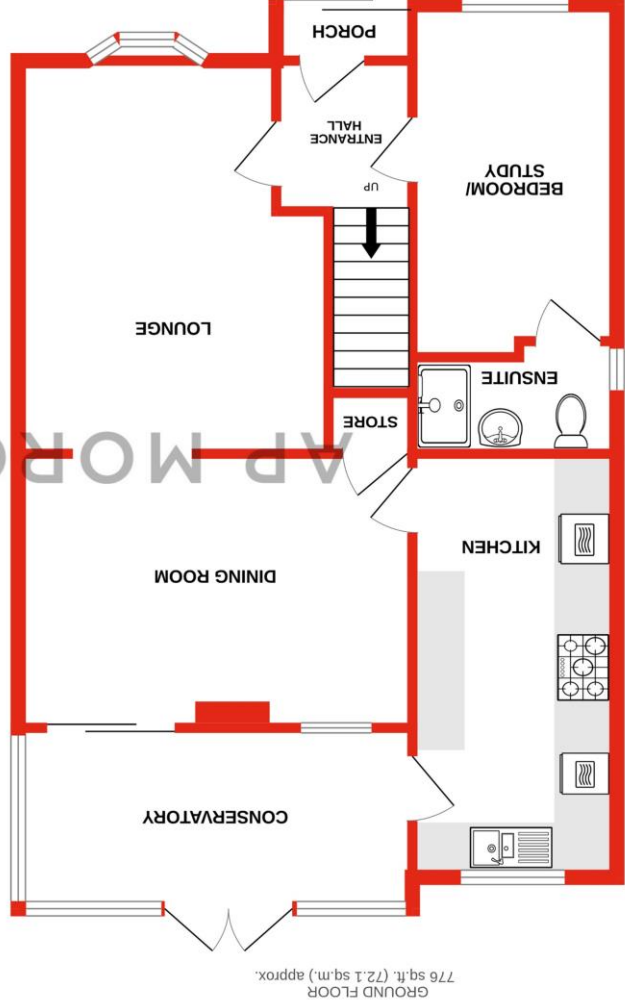
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### Need a solicitor?

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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