

**AP MORGAN**



**Abbotswood Close, Redditch,**  
Offers in excess of £250,000



**Features:**

- No onward chain
- Semi-detached home
- Sizeable living space
- Three well-proportioned bedrooms
- Family bathroom
- Landscaped rear garden
- Driveway and garage
- EPC Rating: TBC

**Description:**

A deceptively spacious semi-detached family home, offering three bedrooms and a sizeable living space. This property is offered with no onward chain and is well positioned in Winyates Green.

The ground floor accommodation comprises: Entrance hall with stairs rising to the first floor, fitted kitchen with space for freestanding appliances, open plan lounge/diner with sliding door access to the rear garden.

The first-floor landing establishes: Bedroom one with fitted wardrobe space and a view to the rear, double bedroom two with space for wardrobe and a handy store cupboard, good-sized bedroom three, and the family bathroom providing a bath with overhead electric shower, wash basin and WC.

Outside to the rear is a low maintenance garden with an initial paved patio, then laid to a well-maintained lawn with mature borders and fenced boundaries.

Well situated in Winyates Green, the property is nearby to well-regarded schools, countryside walks including Arrow Valley Country Park. Redditch Town Centre is 4.3 mile away and offers an assortment of amenities including shops, restaurants, bars and cinema, along with the local bus and railway station. There is also easy access to motorway links (M42 and M5).





**Details:**

**Kitchen** 8'5" x 8'4" (2.57m x 2.54m)

**Living Room** 11'8" x 16'3" (3.56m x 4.95m)

**Bedroom One** 11'9" x 9'5" (3.58m x 2.87m)

**Bedroom Two** 10'1" x 9'5" (3.07m x 2.87m)

**Bedroom Three** 9'1" x 6'4" (2.77m x 1.93m)

**Bathroom** 5'6" x 6'4" (1.68m x 1.93m)



**EPC Rating:** C

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us

## 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?

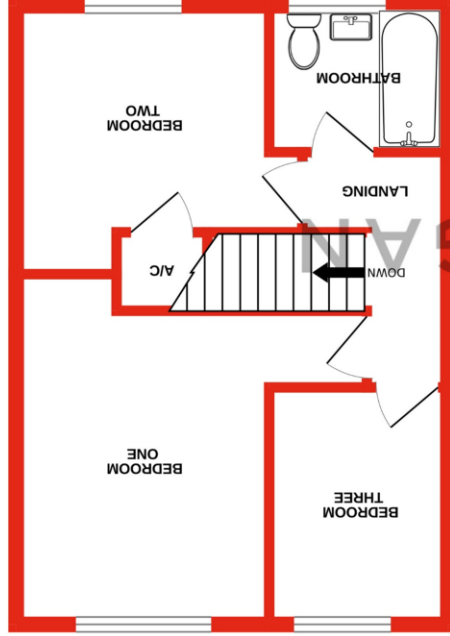
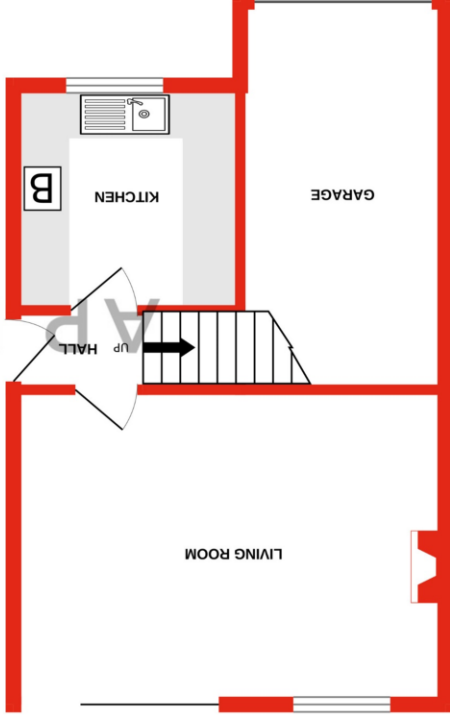
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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