

**AP MORGAN**



**Hollyberry Close, Redditch,**  
Asking Price £320,000



**Features:**

- Sought after cul-de-sac
- Link detached family home
- Three bedrooms
- Modern kitchen and formal dining room
- Spacious lounge and conservatory
- Landscaped rear garden
- Private driveway and integral garage
- EPC Rating: TBC

**Description:**

A well-presented, three-bedroom link-detached home, situated on a quiet cul-de-sac in the popular residential area of Winyates Green, Redditch.

To the front of the property is a private block paved driveway providing off-road parking along with access to the integral garage.

The ground floor accommodation comprises: Entrance hallway, spacious lounge with a feature bay window and electric fireplace, modern kitchen/diner with space for a freestanding cooker, understairs storage cupboard, separate formal dining room with sliding doors through to the conservatory with views and access to the rear garden. The ground floor further benefits from integral access into the attached garage.

The first-floor landing establishes; Bedroom one with fitted wardrobes, double bedroom two with storage cupboard, good-sized bedroom three and the family bathroom providing a bath with overhead shower, sink and WC.

To the rear is an initial block paved patio area, up to a well-maintained lawn with planted borders.

Well placed in Winyates Green, the property is ideal for local shops and schools. Redditch Town Centre is a short ride away boasting an assortment of amenities including shops, restaurants, bars and cinema along with the local bus and train stations.



**Details:**

**Entrance Hall**

**Lounge** 12'6" x 13'9" (3.8m x 4.2m)

**Dining Room** 11'11" x 9' (3.63m x 2.74m)

**Kitchen** 11'1" x 6'8" (3.38m x 2.03m)

**Conservatory** 7'4" x 9'6" (2.24m x 2.9m)

**Bedroom One** 11'9" x 9'1" (3.58m x 2.77m)

**Bedroom Two** 10'4" x 9'7" (3.15m x 2.92m)

**Bedroom Three** 8'4" x 6'8" (2.54m x 2.03m)

**Bathroom** 7'4" x 6' (2.24m x 1.83m)

**Garage** 19'5" x 8'1" (5.92m x 2.46m)



**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?

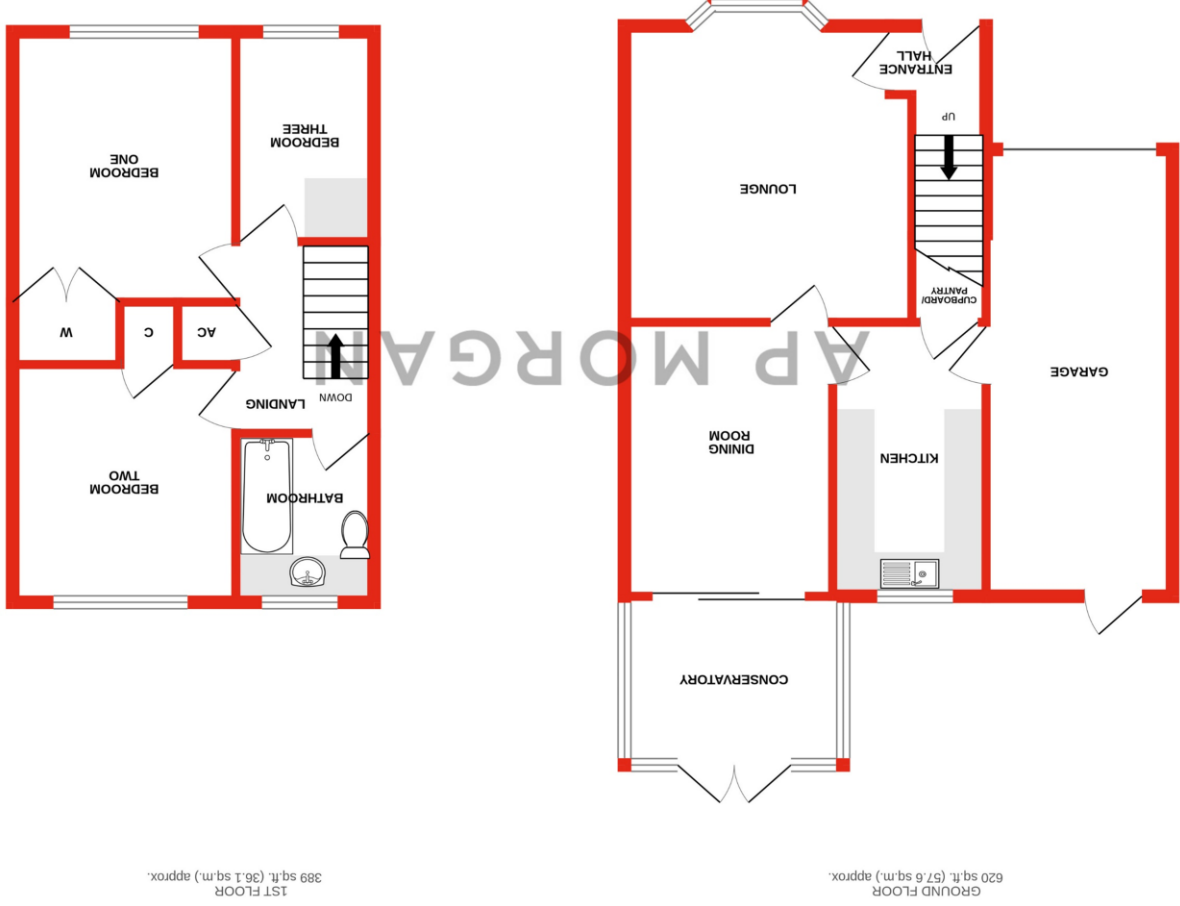
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.



GROUND FLOOR (57.6 sq.m.) approx.

1ST FLOOR (66.1 sq.m.) approx.

While 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 quality or efficiency can be given. Made with Metropix ©2024

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