

AP MORGAN



Leysters Close, Redditch,
Offers in excess of £105,000

Features:

- Popular Winyates location
- Top floor apartment
- Renovated throughout
- Two well proportioned double bedrooms
- Modern kitchen/breakfast room
- Sizeable lounge and balcony
- On-street parking
- EPC - To be confirmed

Description:

An immaculately presented top floor apartment, boasting two generous bedrooms and a sizeable living space. This property is positioned in a sought-after location in Winyates, and is within reach of popular local schooling, shops, amenities and bus routes.

Accessed via a communal stairwell, the top floor apartment layout briefly comprises: Entrance hallway with store and airing cupboard, fitted kitchen/breakfast room with a range of wall and base units, an integrated as gob, oven and sink, along with having space for freestanding appliances, separate coffee room with space for utility appliances, spacious lounge with access to the balcony, two well-proportioned bedrooms, and the modern shower room.

The property further benefits from access to loft space, double glazed windows throughout, fitted wardrobes in bedroom one, and access to on-street parking.

Well positioned in Winyates, this property is nearby to local shops, parks, schools, takeaways and community facilities. Redditch Town Centre is 4 miles away boasting an assortment of further amenities including shops, restaurants and cinema, along with the local bus and railway stations. Motorway networks M5 and M42 are easily accessible.



Details:

Entrance Hallway

Kitchen/Breakfast Room 12'7" x 9'6" (3.84m x 2.9m)

Lounge 16'6" x 10'7" (5.03m x 3.23m)

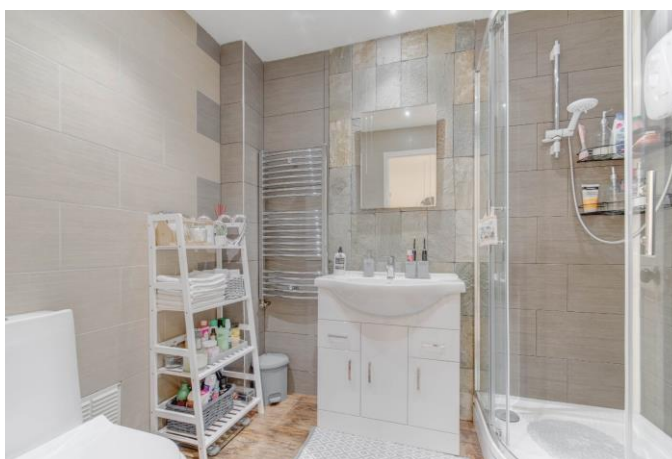
Coffee Room 5' x 6'7" (1.52m x 2m)

Bedroom One 13'6" x 9'6" (4.11m x 2.9m)

Bedroom Two 10'8" x 10'7" (3.25m x 3.23m)

Shower Room 5'5" x 7'5" (1.65m x 2.26m)

Balcony



EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (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

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.

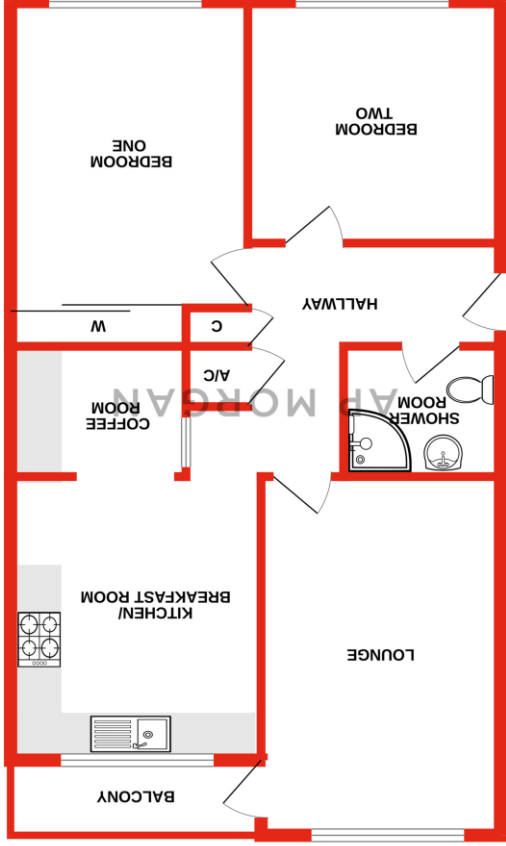
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Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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