

**AP MORGAN**



**Sutton Close, Winyates West, Redditch**  
Asking Price £180,000

**Features:**

- Three-bedroom semi-detached family home
- Spacious lounge/diner
- Fitted kitchen
- Downstairs WC
- Two double bedrooms
- Modern bathroom
- Generous and versatile garden
- Garage and parking for a vehicle
- EPC-TBC

**Description:**

A three-bedroom semi-detached family home within Winyates West, offering generous room sizes, a well-fitted kitchen, spacious garden and integrated storage spaces.

This property features a garage, and parking for a vehicle in front of the garage.

The ground floor of the property comprises: a welcoming entrance hall, the generous lounge of the property features a set of glazed, the modern fitted kitchen features an access door to the rear, a sink, integral gas hob and oven, as well as space/plumbing for freestanding amenities. This property features a ground floor WC.

The first-floor landing establishes: bedroom one is a generous double with two integrated wardrobes/storage, bedroom two is a further double also with integral storage and bedroom three is a comfortable single, ideal for use as an office space. The modern bathroom of the house features a spacious corner bath/shower, sink and WC.

To the rear of the property is a versatile garden space laid to an initial stone-slab patio, with low wall boundary and a central space laid to lawn. This garden also offers a rear exit gate, rear access to the property's garage and fenced boundaries.

Situated in Winyates West, this property is roughly 2.5 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.



**Details:**

**Hall**

**Lounge/diner** 17' x 13'2" (5.18m x 4.01m) Both max

**Kitchen** 14'1" x 8' (4.3m x 2.44m) Both max

**WC** 3'5" x 5'1" (1.04m x 1.55m) Both max

**Landing**

**Bedroom one** 13' x 10'2" (3.96m x 3.1m) Both max

**Bedroom two** 12'10" x 8'2" (3.9m x 2.5m) Both max

**Bedroom three** 6'5" x 8'10" (1.96m x 2.7m) Both max

**Bathroom** 6'5" x 7'2" (1.96m x 2.18m) Both max

**Garage** 7'6" x 17'3" (2.29m x 5.26m) Both max



**EPC Rating:** To be confirmed

**Council Tax Band:** B (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.

### 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.

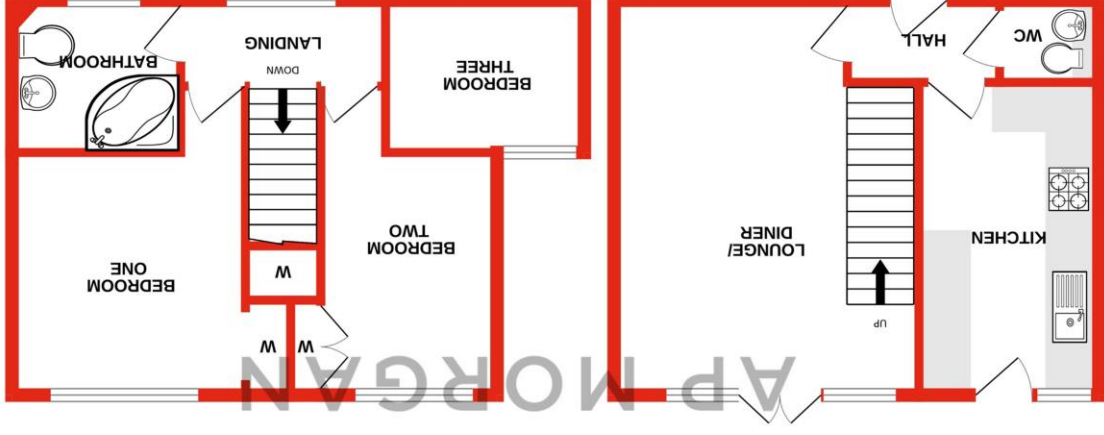
### Need a removal company and storage?

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.

GARAGE  
130 sq.ft. (12.1 sq.m.) approx.



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 881 sq.ft. (81.8 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.  
Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.