

AP MORGAN



**Stapleton Close, Redditch,**  
Offers in excess of £270,000

### Features:

- Sought after residential area
- Semi-detached family home
- Extended ground floor living space
- Modern open-plan kitchen
- Three well-proportioned bedrooms
- Family bathroom
- Landscaped garden and driveway
- EPC Rating: TBC

### Description:

An immaculately presented three-bedroom semi-detached property, located in a quiet cul-de-sac within the sought-after residential area of Winyates West. This property boasts an impressive open plan kitchen and living space, three bedrooms and ample off-road parking space.

The ground floor accommodation comprises: Entrance hallway with stairs rising to the first-floor landing, extended and open plan lounge and kitchen with integrated appliances (oven, microwave, dishwasher, gas hob and sink) and French Doors opening to the rear garden, second reception room currently used as study/playroom. The ground floor further benefits from a guest WC/cloakroom, and separate utility room with space for freestanding appliances.

The first-floor landing establishes: Double bedrooms one and two with space for wardrobes, good-sized bedroom three with fitted cupboard space, and the modern bathroom providing a bath with overhead 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 fenced borders.

Well-placed in Winyates West, this property provides easy access to local schools, bus routes, shops, and supermarkets. Redditch Town Centre is just a short ride away, offering an array of amenities, along with the local bus and train stations. National motorway networks such as the M5 and M42 are also easily accessible, making this property an ideal choice for commuters.



**Details:**

**Entrance Hallway**

**Kitchen Area** 10'9" x 11' (3.28m x 3.35m)

**Lounge Area** 17'3" x 14'3" (5.26m x 4.34m)

**Reception Room Two** 12'8" x 10'1" (3.86m x 3.07m)

**Utility Room** 7'2" x 7' (2.18m x 2.13m)

**Guest WC** 6' x 3'8" (1.83m x 1.12m)

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

**Bedroom Two** 11'3" x 8'7" (3.43m x 2.62m)

**Bedroom Three** 9'3" x 6'5" (2.82m x 1.96m)

**Bathroom** 6'1" x 7'4" (1.85m x 2.24m)



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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.

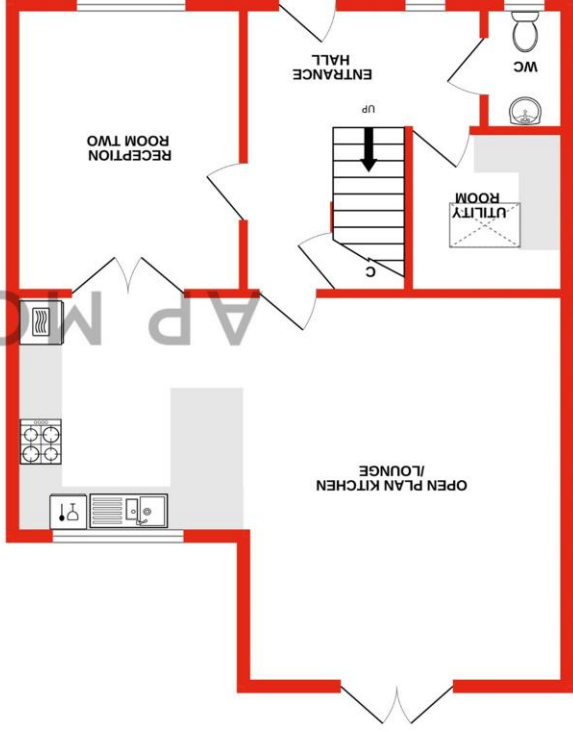
### Need a solicitor?

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.

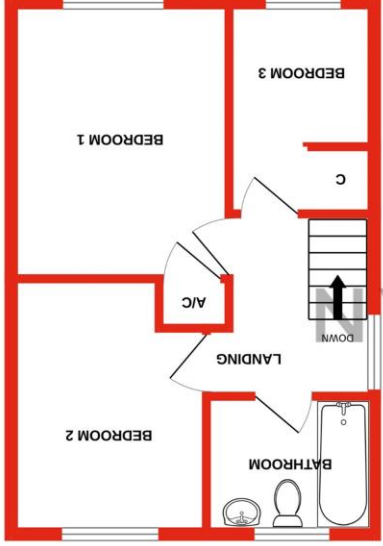
### Need a removal company and storage?

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.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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