

**AP MORGAN**

**Hopyard Lane, Winyates West, Redditch**  
Offers in excess of £260,000



**Features:**

- Three-bedroom end-terraced family home
- Entrance hall with WC
- Fitted kitchen
- Extra reception room
- Spacious lounge with sliding doors to conservatory
- Three double bedrooms
- Bathroom
- Garage and lean-to
- Versatile garden space

**Description:**

A well-kept, end-terraced three-bedroom home that boasts three double bedrooms, a versatile garden, and spacious rooms. This property is well positioned in Winyates West, Redditch.

The front of property is a drive space fit for parking vehicles, with a low brick wall boundary and access to the properties garage.

The ground floor comprises: a porch, entrance hall with WC, a fitted kitchen with a sink, as well as space/plumbing for freestanding appliances. This floor also offers an additional reception room, spacious lounge with sliding door access to the well-presented conservatory, and a lean-to to the back of the garage.

The first-floor landing establishes: the master bedroom is a double with space for wardrobes, bedroom two is a further double and bedroom three is the final double. The bathroom of the property offers a washbasin, bath/shower and WC.

To the rear is a versatile garden space with an initial raised area, laid to a fine stone shingle, stepped down to two areas laid to a slab patio that, with a central area laid to lawn. This garden features fenced and planted borders.

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



**Details:**

Porch

Entrance Hall

WC

Kitchen 8'3" x 10'8" (2.51m x 3.25m) (max)

Lounge 12'8" x 10'7" (3.86m x 3.23m)

Conservatory 8'8" x 12' (2.64m x 3.66m)

Reception Room 9'4" x 8'8" (2.84m x 2.64m)

Garage 16'5" x 7'9" (5m x 2.36m)

Landing

Master Bedroom 12'5" x 9'8" (3.78m x 2.95m)

Bedroom Two 9'8" x 9'9" (2.95m x 2.97m)

Bedroom Three 8'8" x 9'7" (2.64m x 2.92m)

Bathroom 5'9" x 9'9" (1.75m x 2.97m)



**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.

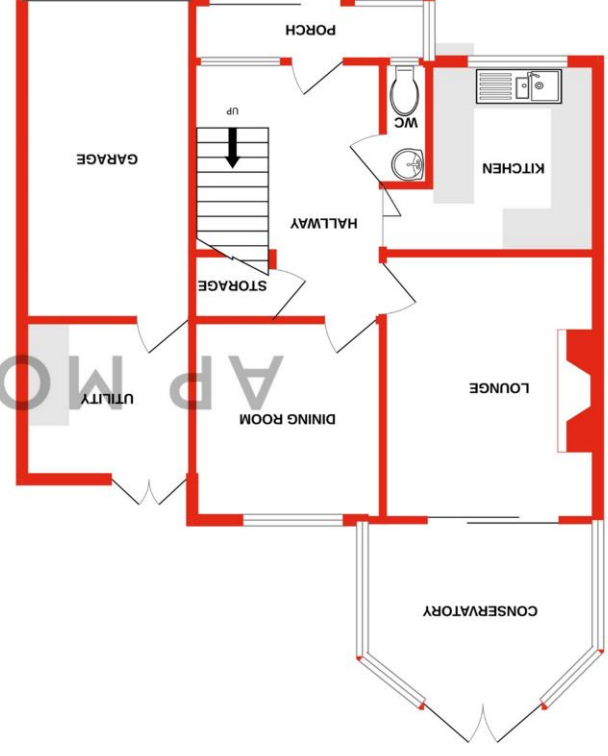
### Need a solicitor?

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.

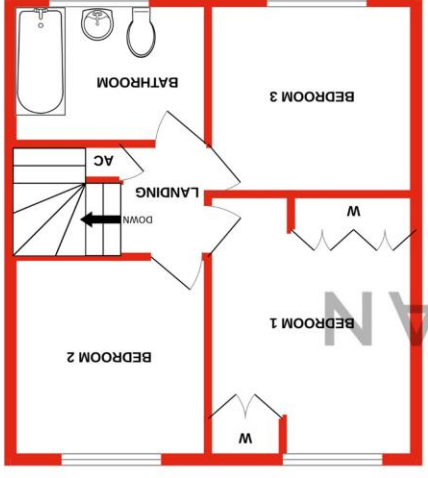
### Need a removal company and storage?

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.

GROUND FLOOR  
749 sq. ft. (68.7 sq.m.) approx.



1ST FLOOR  
432 sq. ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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 guidance 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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