

AP MORGAN



Abbotswood Close, Winyates Green,
Offers in the region of £275,000

Features:

- A beautifully presented semi-detached family home
- Three well-proportioned bedrooms
- Modern fitted kitchen
- A spacious lounge, with a feature fireplace
- A lovely conservatory
- Sitting room and utility/WC
- Low maintenance rear garden
- Driveway, providing off-road parking

Description:

A beautifully presented semi-detached family home, offering three bedrooms, a spacious living space and off-road parking. This property is well situated in Winyates Green, Redditch.

To the front of the property is a driveway, providing off-road parking, a well-kept lawn, with a mature tree, with a path leading to the front door and side gate, providing access to the rear garden.

The ground floor accommodation briefly comprises; a lovely kitchen with plenty of storage and integrated gas hob, oven, dishwasher and fridge freezer, a generously sized lounge with a feature fireplace, along with French door access to the conservatory. The ground floor benefits from a utility/WC and a garage converted second reception room.

The first floor landing establishes; two sizeable double bedrooms, both benefitting from integrated wardrobes, a further generous single bedroom and the family shower room, providing a shower, WC and washbasin.

To the rear of the property is a low maintenance garden, with an initial patio, a lovely decking area, perfect sizing for outdoor furniture, leading onto the artificial lawn and border plants. This garden benefits from fenced borders, with a side gate, allowing rear access to the property.

Well situated in Winyates Green, Redditch town centre is roughly 3.8 miles away and offers an assortment of leisure facilities, eateries, and cultural attractions. There is also easy access to local bus routes, the train station and motorway links (M42 and M5).



Details:

Hall

Utility/WC 5'5" x 4'3" (1.65m x 1.3m)

Sitting Room 9'1" x 7'5" (2.77m x 2.26m)

Kitchen 8'6" x 7'9" (2.6m x 2.36m)

Lounge 11'11" x 16'5" (3.63m x 5m)

Conservatory 9'1" x 8' (2.77m x 2.44m)

Landing

Bedroom 1 12'1" x 12' (3.68m x 3.66m) max dimensions

Bedroom 2 12'1" x 8'7" (3.68m x 2.62m) max dimensions

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

Shower Room 5'6" x 6'9" (1.68m x 2.06m)



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.

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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.

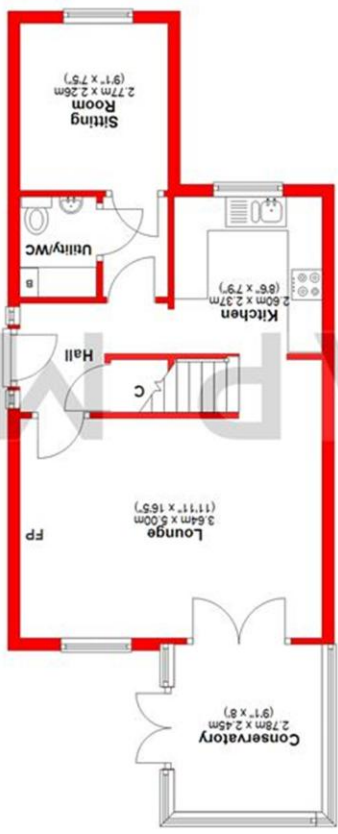
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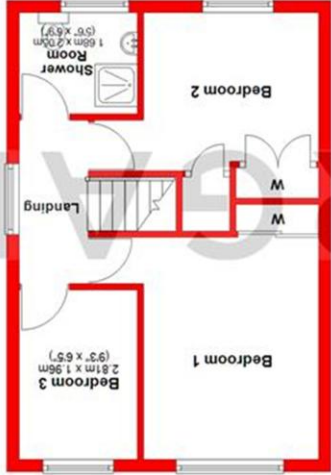
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Ground Floor



Total area: approx. 86.8 sq. metres (934.0 sq. feet)



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. Plan produced using Planip.

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