

AP MORGAN



Berkeley Close, Winyates Green, Redditch
Offers in excess of £315,000

Features:

- Well-presented link-detached family home
- Spacious lounge and contemporary kitchen/diner
- Versatile room, currently an office, with potential as a reception room or fourth bedroom
- Handy ground-floor WC and separate utility room
- Three well-proportioned bedrooms and family bathroom
- Generous rear garden with patio and lawn, ideal for entertaining
- Driveway parking and garage providing ample storage or secure parking

Description:

A well-presented three-bedroom link-detached family home with versatile living space and a generous garden. This property is well situated on a corner plot in the sought-after area of Winyates Green, Redditch.

The ground floor features an entrance hall, with stairs rising to the first-floor landing, the spacious lounge which opens to the contemporary kitchen/diner, complete with integrated appliances and a bay-style window overlooking the garden, making it the heart of the home.

Currently arranged as a home office, an adaptable room which could as easily become a cosy second sitting room or a comfortable fourth bedroom, offering flexibility to suit the changing needs of family life. A handy ground-floor WC and separate utility room complete the downstairs layout.

Upstairs, the property boasts three well-proportioned bedrooms, all filled with natural light. Bedroom one benefits from a built-in wardrobe, while a modern family bathroom a bath, with an overhead shower, WC and washbasin.

Outside, the property enjoys a generous rear garden with a large, paved patio area, ideal for entertaining, and a well-maintained lawn surrounded by fencing for privacy. To the front, there is a driveway providing ample off-road parking, along with a garage for additional storage or secure parking.

Well situated in Winyates Green, the property is nearby to well-regarded local schools, countryside walks including



Arrow Valley Country Park, local shops and bus routes. Redditch Town Centre just a short ride away, boasts an assortment of amenities and the local bus/train station. There is also easy access to national motorway networks (M5 and M42).

Details:

Hall

Lounge 15'3" x 12'8" (4.65m x 3.86m) max dimensions

Kitchen/Diner 9'1" x 15'5" (2.77m x 4.7m)

Utility 6'6" x 10'5" (1.98m x 3.18m)

WC 2'5" x 7'1" (0.74m x 2.16m)

Office 8'11" x 10'3" (2.72m x 3.12m)

Garage 20'6" x 8'2" (6.25m x 2.5m)

Landing

Bedroom 1 12' x 14' (3.66m x 4.27m) max dimensions

Bedroom 2 8'10" x 7'8" (2.7m x 2.34m)

Bedroom 3 8'10" x 7'8" (2.7m x 2.34m)

Bathroom 6'1" x 5'7" (1.85m x 1.7m)

EPC Rating: D

Council Tax Band: D (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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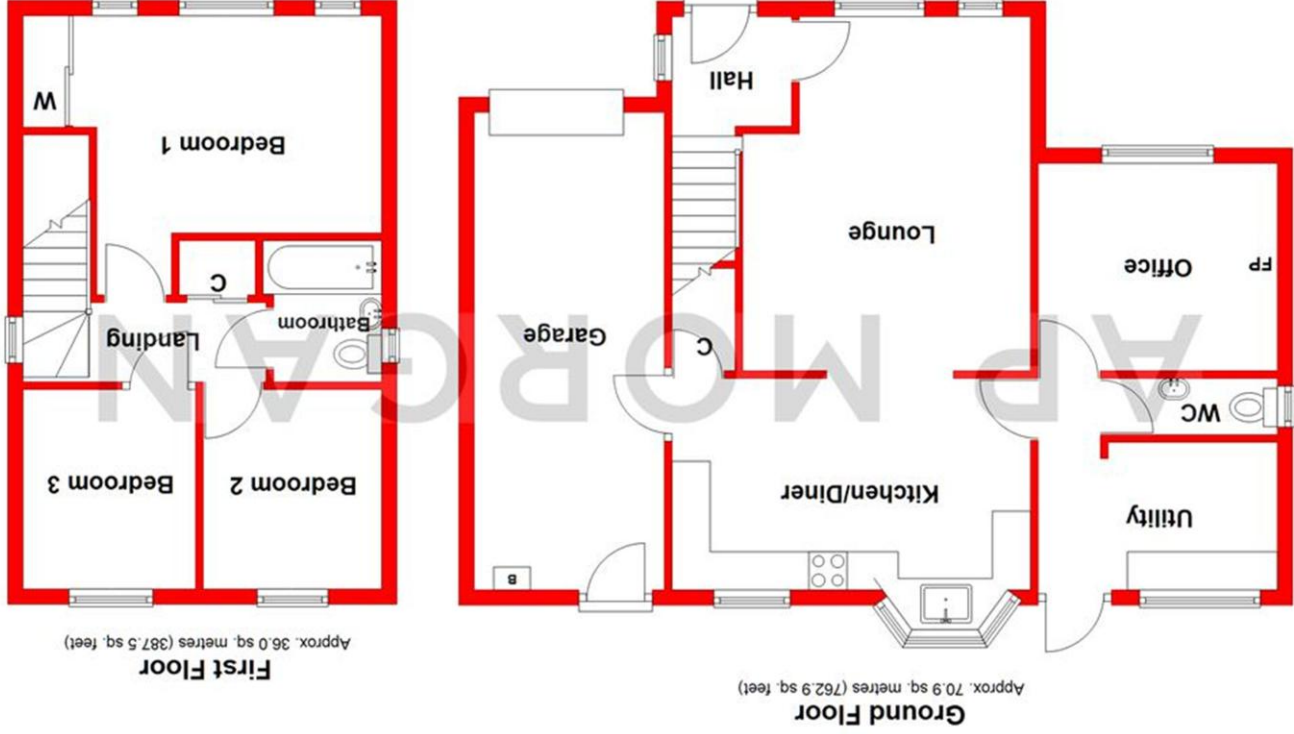
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