

A two-story red brick terraced house with a white front door and a small garden. The house has multiple windows, some with white frames and others with dark frames. A small white picket fence is in the foreground, and a concrete path leads to the front door. A red banner is in the top left corner.

**AP MORGAN**

**Kilpeck Close, Winyates East, Redditch**  
Offers in excess of £199,995

### Features:

- \*\*Offered with no onward chain\*\*
- A well-presented mid-terraced family home
- Three well-proportioned bedrooms
- Spacious lounge with an electric fireplace
- Well-fitted kitchen and dining room
- Family bathroom and downstairs WC
- Front and rear gardens
- Communal parking

### Description:

**\*\*Offered with no onward chain\*\***

Welcoming you to this well-presented mid-terraced family home, offering three bedrooms, a spacious lounge with an electric fireplace, and a well-fitted kitchen, located in Winyates West, Redditch.

On arrival, the property is gated at the front, with a lawn, shrubbery, and a pathway leading to the entrance. There is also a front storage cupboard providing additional space for bins or other items.

The ground floor comprises a hallway with a downstairs WC and pantry, leading into the kitchen, which is fitted with ample storage cupboards and an oven with a four-burner gas hob. The dining room provides an excellent space for a large dining table and benefits from French doors opening onto the rear garden. Through the dining room is the lounge, offering a generous space for furniture and relaxation, featuring an electric fireplace and sliding doors that also open onto the rear garden, creating a light and airy atmosphere.

The first floor presents three generously sized double bedrooms, two of which include built-in wardrobes. The landing also provides access to the family bathroom, which comprises a toilet, a wash basin set into a spacious vanity unit with a built-in cupboard, and a bathtub with an overhead shower. Additionally, there is a storage cupboard and an airing cupboard housing the boiler.

The rear garden is of a good size, featuring an attached storage building to the side, a pathway leading to the end of the garden, and a small pond surrounded by lawn and stoned areas.

This fantastic property is situated in Winyates West, close to local shops and amenities, with Redditch Town Centre approximately 3.5 miles away. Public transport links and access to the M5 and M42 motorways are also nearby, making it ideal for commuting.



**Details:**

**Hall**

**WC** 4'10" x 3'8" (1.47m x 1.12m)

**Kitchen** 12'10" x 8' (3.9m x 2.44m)

**Dining Room** 11'6" x 8'9" (3.5m x 2.67m)

**Lounge** 13'8" x 12'3" (4.17m x 3.73m)

**Landing**

**Bedroom 1** 11'2" x 10'1" (3.4m x 3.07m)

**Bedroom 2** 11'1" x 10'11" (3.38m x 3.33m)

**Bedroom 3** 11'1" x 9'11" (3.38m x 3.02m)

**Bathroom** 10'8" x 7'5" (3.25m x 2.26m) max dimensions



**EPC Rating:** C

**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

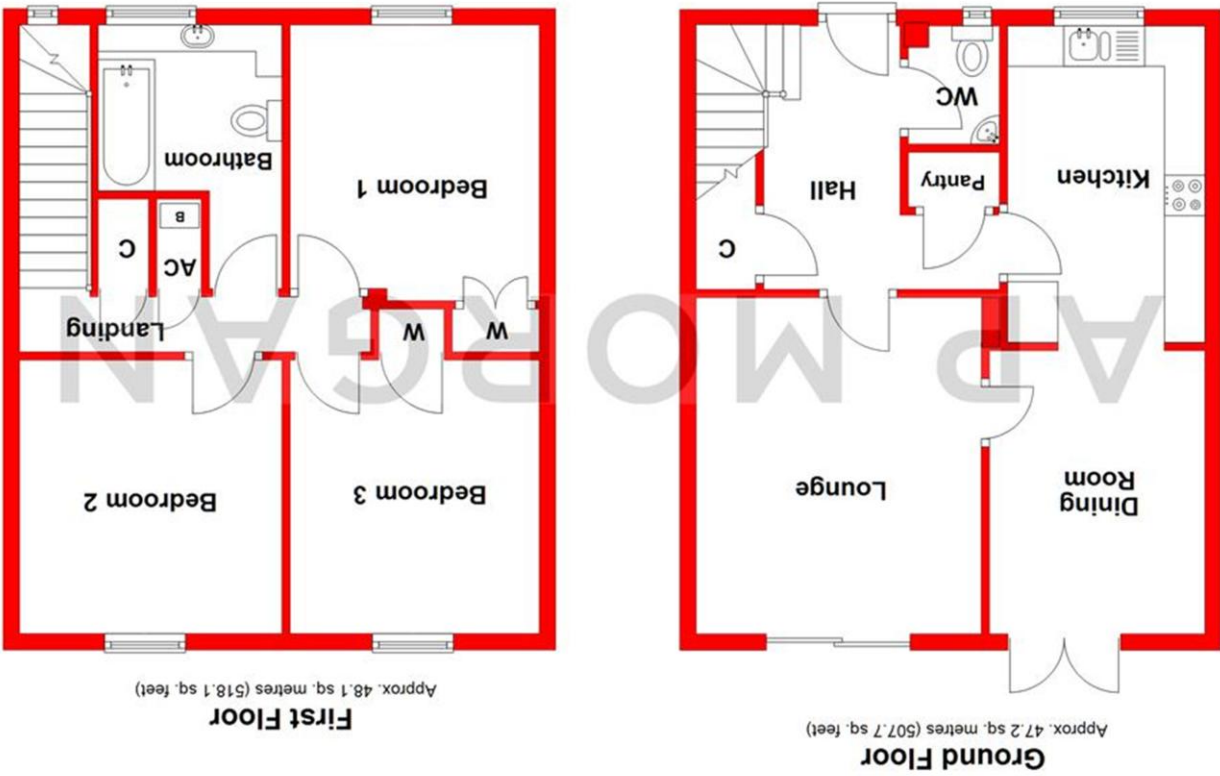
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 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.