

AP MORGAN



Abbotswood Close, Winyates Green, Redditch
Offers in the region of £270,000

Features:

- **Offered with no onward chain**
- A beautifully presented semi-detached family home
- Three well-proportioned bedrooms
- Spacious lounge and dining room
- Modern fitted kitchen
- Family bathroom and downstairs WC
- Generously sized front and rear gardens
- Driveway providing off-road parking

Description:

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

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, and a well-kept lawn.

The ground floor accommodation briefly comprises; a welcoming entrance hall, which opens to a lovely kitchen with plenty of space for freestanding appliances, a spacious lounge with stairs rising to the first floor landing, along access to the rear garden, a dining room, boasting French door access to the rear garden, with access to a downstairs WC and study.

The first-floor landing establishes; two sizeable double bedrooms, bedroom one benefitting from an integrated wardrobe, a further generous single bedroom, also benefitting from an integrated wardrobe, and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear of the property is a generously sized garden, with an initial patio, ideal for garden furniture perfect sizing for outdoor furniture, with a well-maintained lawn and fenced borders.

Well situated in Winyates Green, Redditch town centre is roughly 3.7 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

Kitchen 8'1" x 7'5" (2.46m x 2.26m)

Lounge 14'8" x 12'6" (4.47m x 3.8m) max dimensions

Dining Room 12'3" x 6'7" (3.73m x 2m)

WC 5'4" x 3'6" (1.63m x 1.07m)

Study 7'9" x 7' (2.36m x 2.13m) max dimensions

Landing

Bedroom 1 11'8" x 9'6" (3.56m x 2.9m) max dimensions

Bedroom 2 13'5" x 7'2" (4.1m x 2.18m) max dimensions

Bedroom 3 8'8" x 8'9" (2.64m x 2.67m) max dimensions

Bathroom 5'6" x 11'1" (1.68m x 3.38m) max dimensions

EPC Rating: C

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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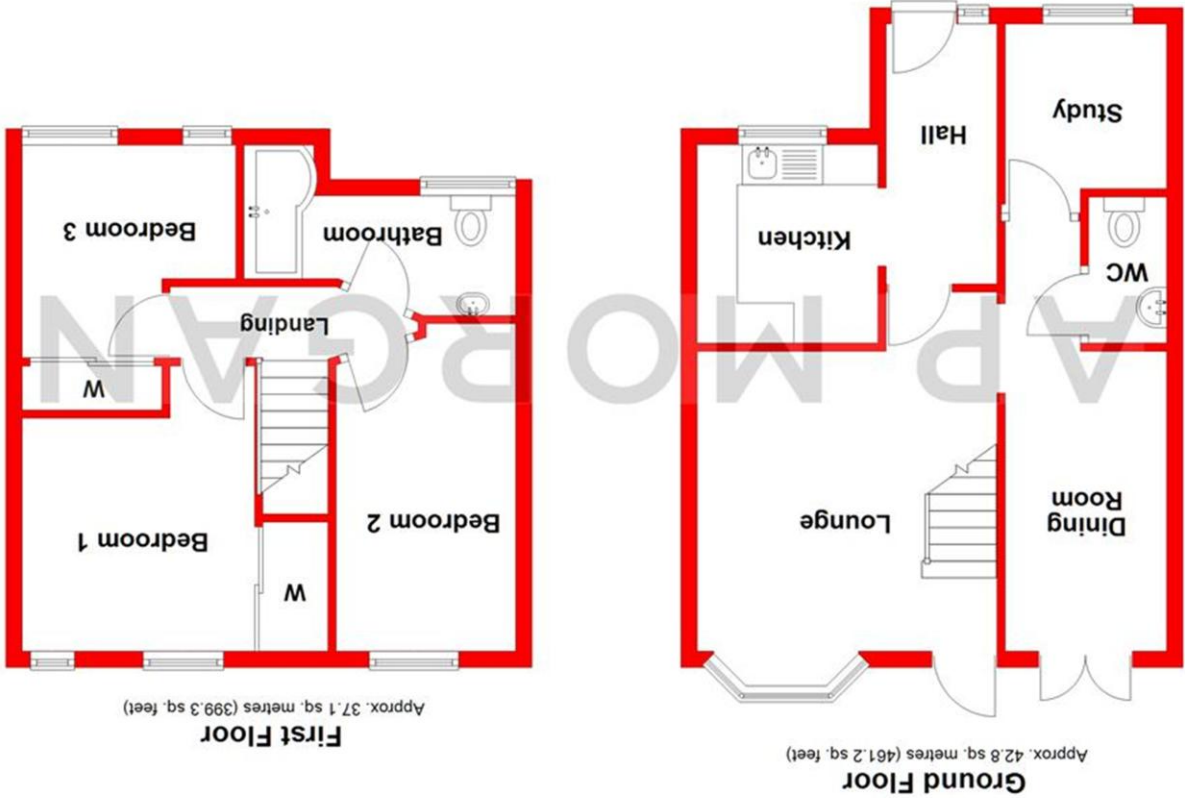
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Total area: approx. 79.9 sq. metres (860.5 sq. feet)

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