

AP MORGAN



Shawbury Close, Winyates East, Redditch
Offers in the region of £240,000

Features:

- **Offered with no onward chain**
- A beautifully presented mid-terraced home
- Three well-proportioned bedrooms
- Generous living space
- Contemporary kitchen/diner
- Family shower room and guest WC
- Well-maintained rear garden
- Driveway and garage
- **All furniture can be included in sale**

Description:

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

A beautifully presented three-bedroom mid-terraced home offers spacious accommodation, a private garden, and the added benefit of a garage. This property is well situated in Winyates East, Redditch.

The ground floor features a welcoming entrance hall with a convenient guest WC, leading into a generous lounge filled which opens to the contemporary kitchen/diner, providing plenty of space for family meals and entertaining, with French doors opening directly onto the rear garden. Two understairs storage cupboards add to the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms. Bedrooms one and two benefit from built-in wardrobes, while the additional bedroom provide versatile space for family, guests, or a home office. A contemporary shower room, providing a walk-in shower, WC and washbasin completes the first floor.

Externally, the property boasts a driveway and garage to the front, ensuring ample parking. The enclosed rear garden is mainly laid to lawn with a patio seating area and storage shed, providing a safe and private space for relaxation or outdoor dining. The garden benefits from fenced borders, with a rear gate, providing rear access to the property

Well placed in Winyates East, the property is within a short walking distance to well-regarded local schools, local shops, doctors and eateries in The Winyates Centre. Redditch Town



Centre is a short ride away boasting an assortment of further amenities including the local bus and train stations.

Details:

Hall

WC 7'4" x 2'7" (2.24m x 0.79m)

Lounge 13'7" x 11'4" (4.14m x 3.45m)

Kitchen/Diner 15'3" x 17'6" (4.65m x 5.33m) max dimensions

Garage 14'9" x 8'2" (4.5m x 2.5m)

Landing

Bedroom 1 14'8" x 11'6" (4.47m x 3.5m) max dimensions

Bedroom 2 11'3" x 10'5" (3.43m x 3.18m)

Bedroom 3 11' x 8'10" (3.35m x 2.7m)

Shower Room 6'5" x 6'10" (1.96m x 2.08m)

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.



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