

AP MORGAN



Edmond Close, Redditch
Offers in excess of £260,000

Features:

- Semi-detached house
- Three bedrooms
- Two car driveway and garage
- Well-equipped kitchen
- Storage cupboards throughout
- Great conservatory
- Versatile rear garden
- Close to parks, schools, shops and amenities

Description:

Introducing this semi-detached family home, offering three bedrooms, a well-fitted kitchen, spacious lounge, and the added benefits of a two-car driveway and garage, situated in the sought-after area of Winyates West, Redditch.

On arrival, you are greeted by a two-car driveway and a small front lawn, as well as a garage providing ample off-road parking.

Upon entering, the ground floor comprises an entrance hall that leads into the lounge—a great space for relaxation featuring a beautiful bay window. Leading on from the lounge is the kitchen, which is well-equipped with ample storage cupboards, an integrated oven with gas hob and extractor fan, a double sink, and a breakfast bar opposite. There is also generous space for freestanding appliances and an additional storage cupboard. The kitchen provides access to the rear garden and features sliding doors leading into the conservatory, offering a bright and airy space to enjoy.

The first floor comprises two double bedrooms and one single bedroom, all with large windows allowing plenty of natural light. The family bathroom includes a toilet, wash basin, and bathtub with overhead electric shower. The landing also benefits from a cupboard at the top of the stairs for additional storage.

The rear garden is initially paved—ideal for outdoor furniture—and includes access to the garage and a storage shed. The remainder of the garden is laid to lawn, enclosed by fencing with mature trees and shrubbery beyond, offering a pleasant degree of privacy.



Situated in a quiet cul-de-sac in Winyates West, the property is ideally located for local amenities including shops, takeaways, scenic walks around Arrow Valley, and excellent transport links. Redditch Town Centre is just a short drive away, offering a wide range of amenities including shops, bars, restaurants, a cinema, and the local bus and railway stations.

Details:

Entrance Hall

Lounge 15'3" x 11'10" (4.65m x 3.6m)

Kitchen 10'6" x 15'1" (3.2m x 4.6m)

Conservatory 9'7" x 13'8" (2.92m x 4.17m)

Garage 12' x 7'1" (3.66m x 2.16m)

Landing

Bedroom One 15'2" x 8'6" (4.62m x 2.6m) Both Max

Bedroom Two 12'11" x 8'6" (3.94m x 2.6m) Both Max

Bedroom Three 9'1" x 6'3" (2.77m x 1.9m) Both Max

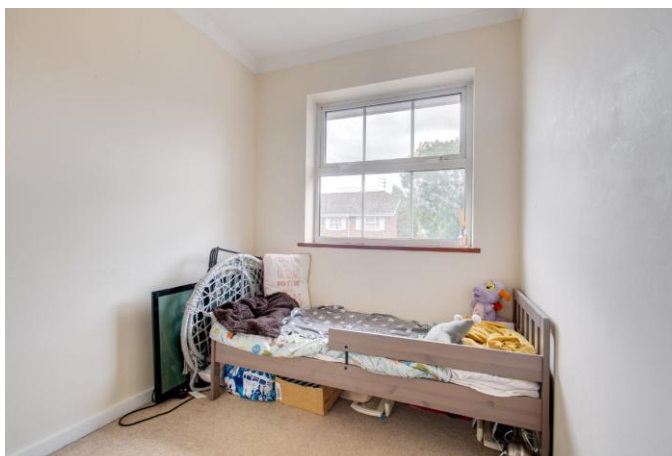
Bathroom

EPC Rating: D

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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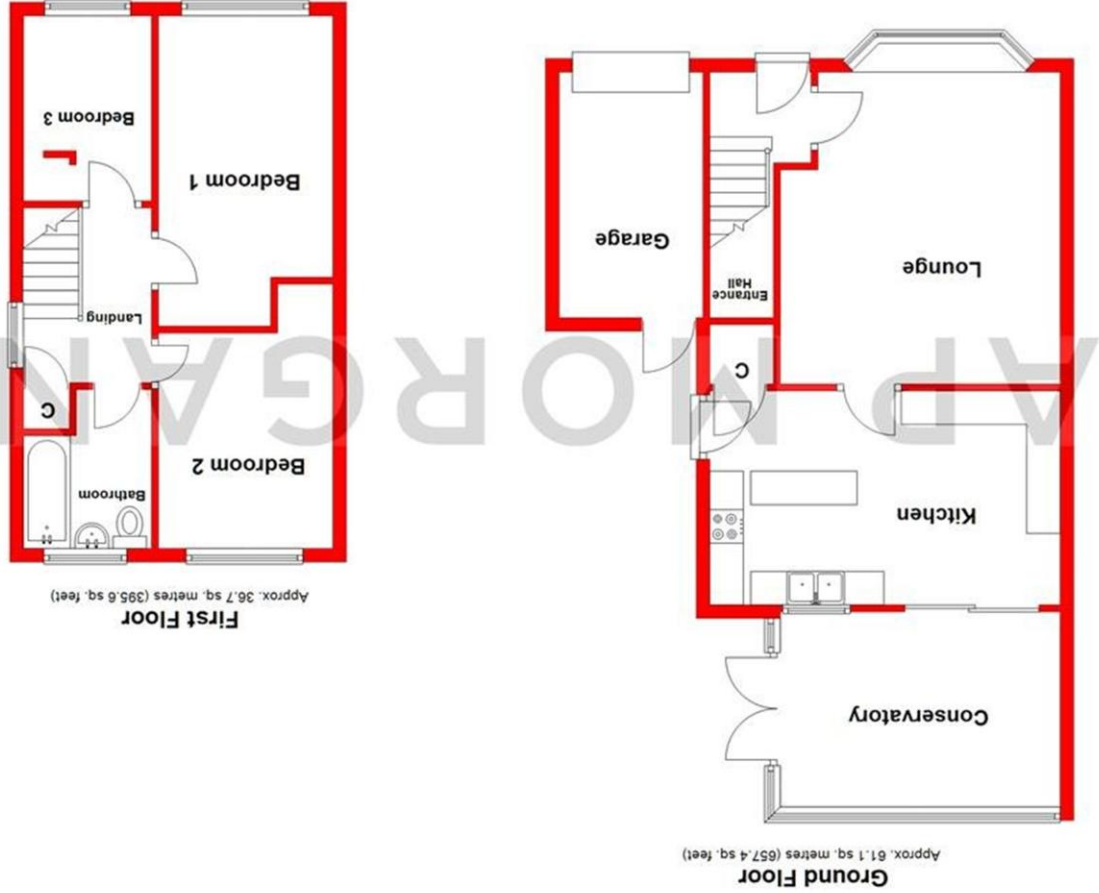
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