

AP MORGAN



Petton Close, Winyates East, Redditch
Offers in excess of £360,000

Features:

- Beautifully presented three-bedroom detached family home
- Spacious open-plan kitchen/dining room with French doors to garden
- Underfloor heating throughout the ground floor
- Principal bedroom with fitted wardrobes and modern en-suite
- Digital showers, heated LED mirrors, and shaver points in bathrooms
- Landscaped rear garden with patio, lawn, shed, and outside tap
- Driveway and garage with electric roller door

Description:

This beautifully presented three-bedroom detached family home combines contemporary style with comfort and practicality throughout. With excellent kerb appeal, a smart driveway, and an electric roller garage door, this property offers easy, modern living from the moment you arrive.

The welcoming entrance hall opens into a spacious lounge, ideal for relaxing with family or friends. To the rear lies a superb open-plan kitchen and dining area — the true heart of the home — featuring a stylish range of units, integrated dishwasher, dual oven and hob. The breakfast bar provides a perfect social space, while French doors open directly onto the beautifully landscaped rear garden, flooding the room with natural light. The entire ground floor benefits from underfloor heating for year-round comfort, complemented by a useful utility room and a downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms. The generous principal bedroom enjoys fitted wardrobes and a modern en-suite shower room complete with a digital shower, heated LED mirror, and shaver point. The family bathroom is equally well appointed, featuring contemporary fittings, a bath, a digital shower, a heated LED mirror, and a shaver point.

Outside, the enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat. There's a spacious patio area for dining and entertaining, a raised lawn bordered by planters, and a large shed for storage. The garden also includes an outdoor tap for added convenience.



Well positioned in Winyates East, the property enjoys convenient access to a wide range of local amenities including major supermarkets, local shops, a post office, schools, and a medical centre. Excellent public transport links and nearby road connections make commuting simple, while Redditch Town Centre is just a short drive away, offering an extensive selection of shops, restaurants, and leisure facilities, along with the town's main bus and train stations.

Details:

Hall

Lounge 16' x 13' (4.88m x 3.96m)

Kitchen/Dining Room 13'3" x 19'7" (4.04m x 5.97m) max dimensions

Utility 12'11" x 7'11" (3.94m x 2.41m) max dimensions

WC 4'11" x 4'2" (1.5m x 1.27m)

Garage 17'1" x 8'8" (5.2m x 2.64m)

Landing

Bedroom 1 10'10" x 10'7" (3.3m x 3.23m)

Ensuite 8'5" x 6'5" (2.57m x 1.96m) max dimensions

Bedroom 2 10'4" x 11'6" (3.15m x 3.5m)

Bedroom 3 10'4" x 7'7" (3.15m x 2.3m)

Bathroom 5'10" x 7'11" (1.78m x 2.41m)

EPC Rating: C

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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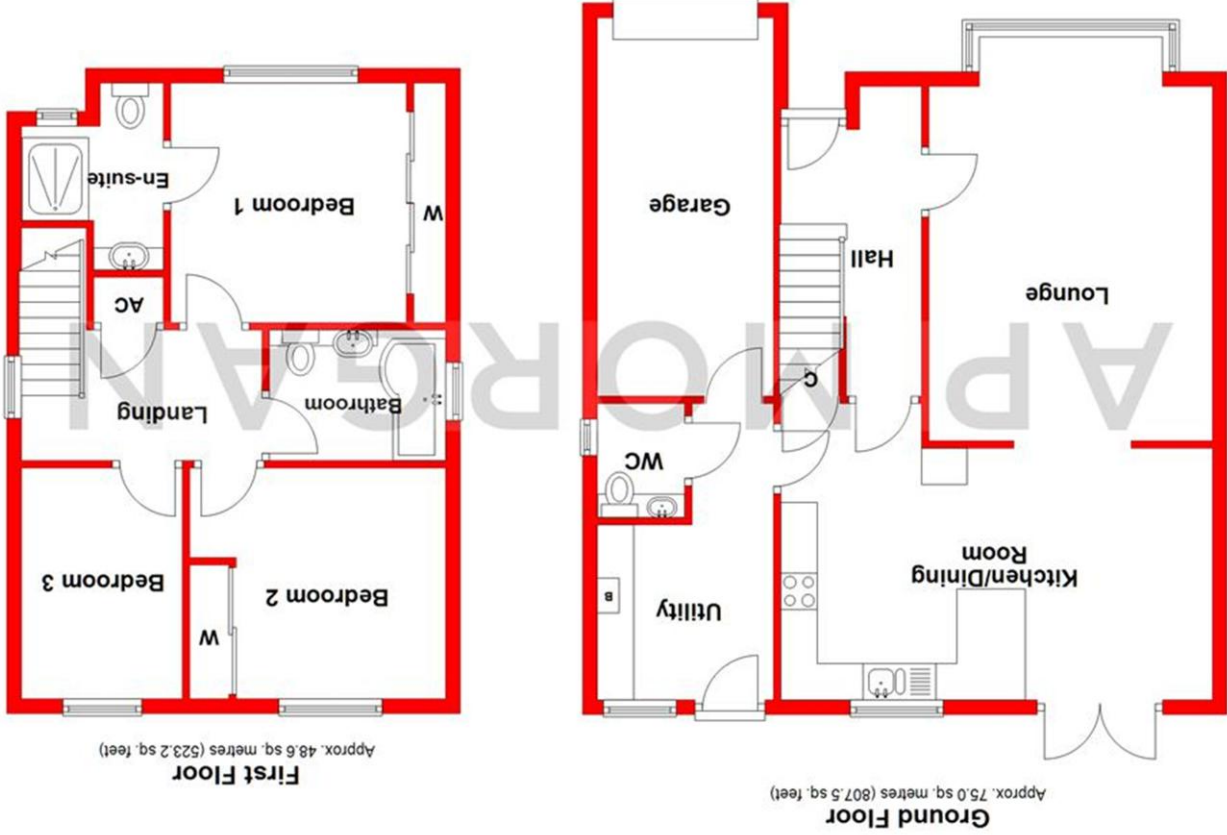
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Plan produced using Planlup.

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