

AP MORGAN



Hollyberry Close, Winyates Green, Redditch
Asking Price £265,000

Features:

- Semi-detached home
- Two bedrooms
- Driveway and garage
- Lounge and kitchen/diner
- Family bathroom
- Enclosed rear garden
- Quiet residential close

Description:

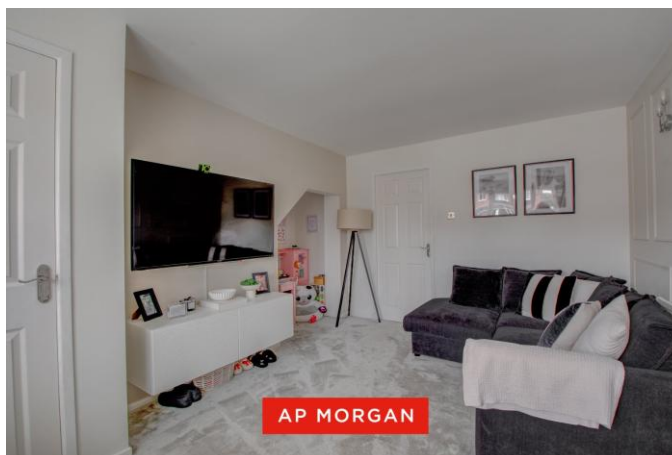
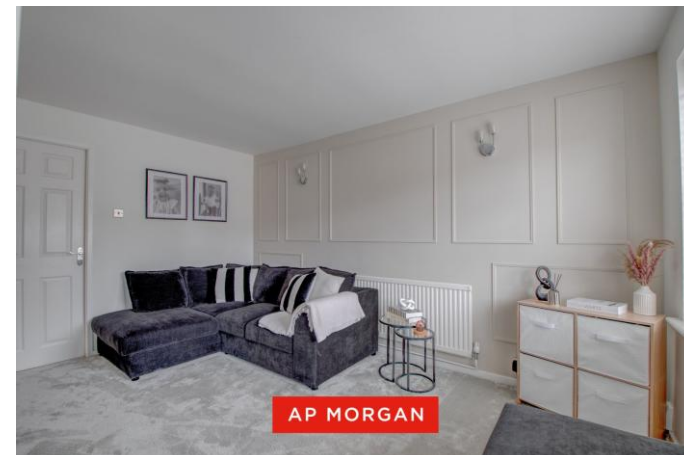
Tucked away in a quiet residential close, this well-presented two-bedroom semi-detached home offers an ideal opportunity for first-time buyers, downsizers or investors alike. With a driveway, integral garage and enclosed rear garden, the property combines practical living space with attractive outdoor areas in a popular and convenient location.

The ground floor is arranged to maximise space and flow, comprising a welcoming entrance hall, a comfortable lounge and a bright kitchen/diner with space for everyday dining. The layout is well suited to modern living, with good natural light and access to the rear garden, making it perfect for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for couples, small families or those needing a home office. Bedroom one also benefits from a fitted wardrobe.

Externally, the rear garden is fully enclosed and features a lawned area with a patio seating area, offering a private space to enjoy outdoor living. To the front, the property benefits from off-road parking and access to the garage, adding convenience and valuable storage.

Well placed in Winyates Green, the property is ideal for local shops and well-regarded schools. Redditch Town Centre is a short ride away boasting an assortment of amenities including shops, restaurants, bars, and cinema, along with the local bus and railway stations. Motorway networks M5 and M42 are easily accessible.



Details:

Hall

Lounge 13'9" x 9'11" (4.2m x 3.02m)

Kitchen/Diner 7'9" x 13'5" (2.36m x 4.1m)

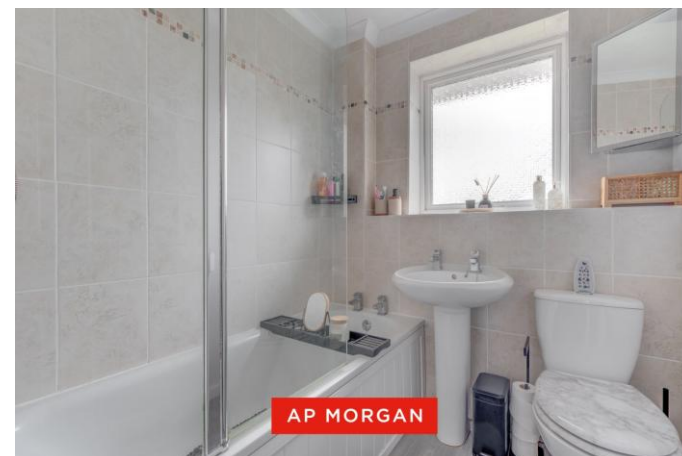
Garage 19'3" x 7'10" (5.87m x 2.4m)

Landing

Bedroom 1 12'7" x 10'6" (3.84m x 3.2m)

Bedroom 2 8'11" x 7'5" (2.72m x 2.26m)

Bathroom 6' x 5'9" (1.83m x 1.75m)



EPC Rating: D

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?

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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.

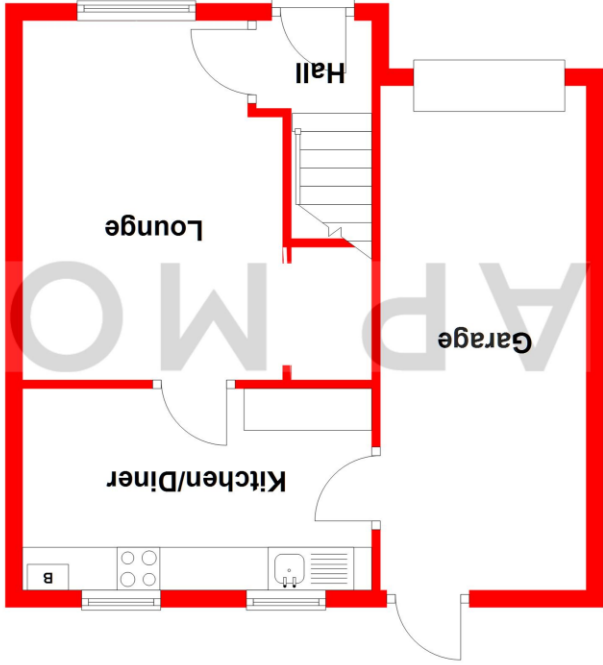
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

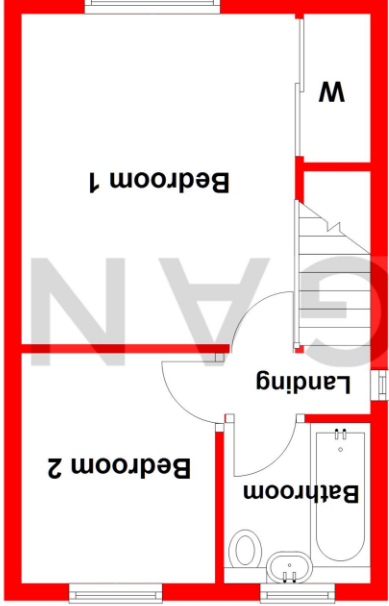
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Ground Floor
Approx. 41.8 sq. metres (449.8 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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