

AP MORGAN



Kinlet Close, Winyates East, Redditch
Offers in excess of £210,000

Features:

- Three bedrooms: two doubles and one single
- Spacious lounge with room for the whole family
- Well fitted, modern kitchen/diner, beautifully presented
- Family bathroom plus a handy downstairs WC
- Low maintenance rear garden with patio space for outdoor dining
- Rear gate opening onto a pathway
- Resident parking available at the front
- Close to shops, amenities and road links in Winyates East

Description:

Easy living, right where you need it. A tidy, well-presented home in the heart of Winyates East.

Tucked away on Kinlet Close, this mid terraced home gives you three bedrooms, a bright lounge and a kitchen/diner made for busy family life. Out the front, resident parking keeps the school run and the weekly shop simple. Out the back, a low maintenance garden gives you outdoor space without the weekend chores. Shops, amenities and road links all sit close by. Move in and get on with life.

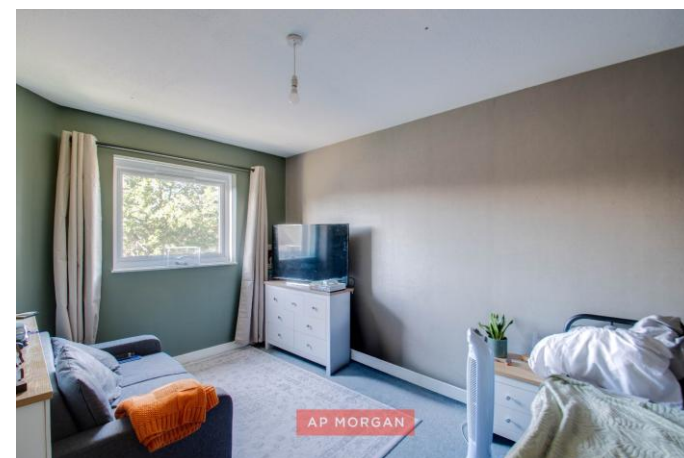
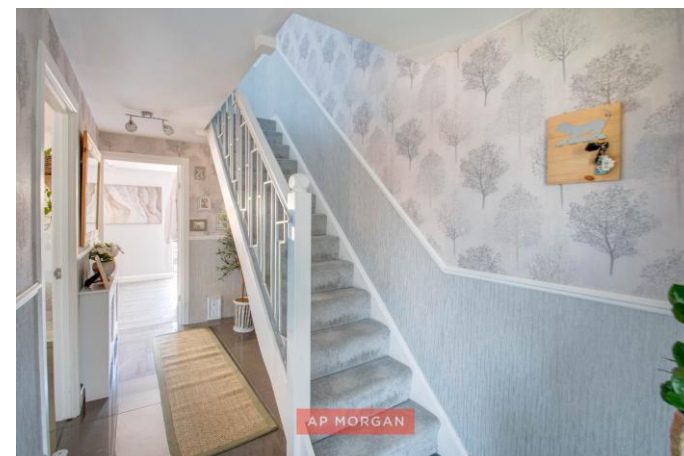
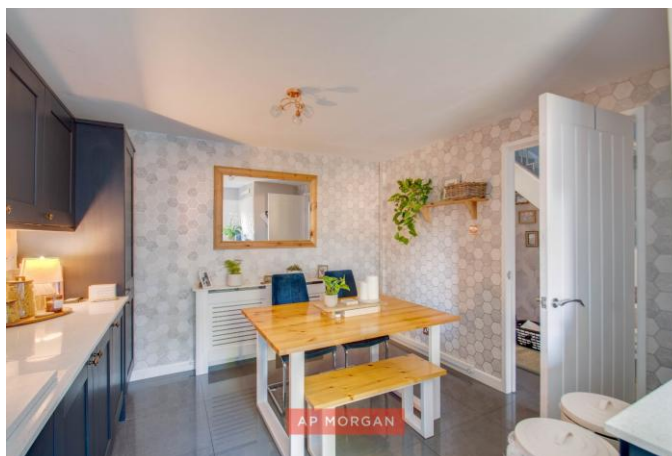
Our agents say...

Let's start with the kitchen/diner, because it's a showstopper. It's well fitted, beautifully presented and big enough for the whole family around one table. Think Sunday roasts, homework at the breakfast bar and Friday night takeaways with the kids.

The lounge gives you room to stretch out. Film night? Easy. Friends round? No problem.

Upstairs, two double bedrooms and a single give you real flexibility. The single works as a nursery, a child's room or a home office. You choose.

Then there's the garden. It's low maintenance, so you spend your time enjoying it rather than mowing it. The patio is ready for morning coffee or an evening barbecue. And the gate at the back opens onto a pathway, which makes popping out for a stroll that bit easier.



Parking at the front is simple, with resident parking available. Add the location, with everything you need on your doorstep and quick access to the main roads, and you have a home that works as hard as you do.

Homes like this don't hang around. Get in touch with the AP Morgan team today and come see it for yourself.

Details:

Porch 6'4" x 6'11" (1.93m x 2.1m)

Entrance Hall

Kitchen/Diner 15'8" x 11'2" (4.78m x 3.4m) Both Max

Lounge 10'6" x 17'7" (3.2m x 5.36m)

WC

Landing

Bedroom One 13' x 11' (3.96m x 3.35m)

Bedroom Two 13'2" x 11'2" (4.01m x 3.4m)

Bedroom Three 9'10" x 6'5" (3m x 1.96m)

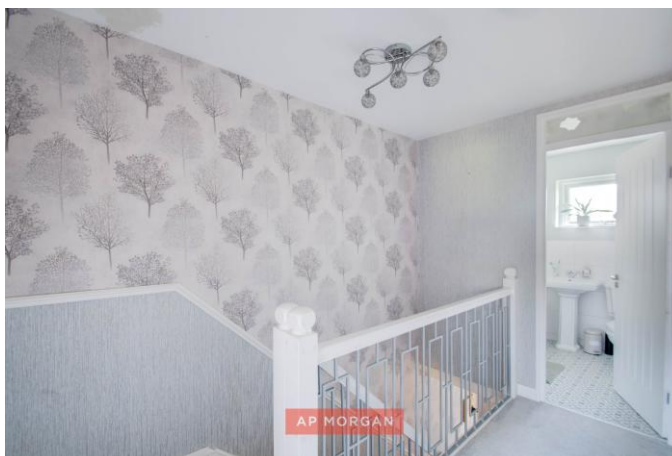
Bathroom 5'9" x 6'2" (1.75m x 1.88m)

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.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

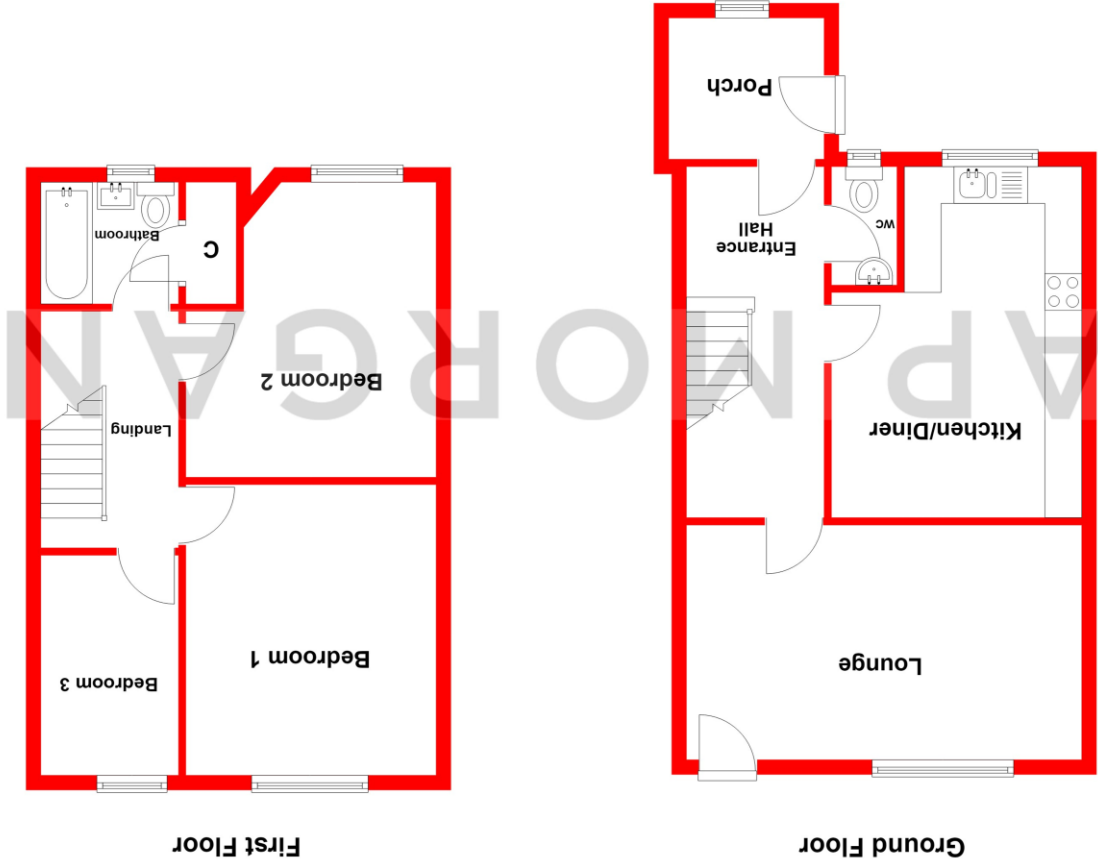
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 mis-statement. 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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