



## Winforton Close, Redditch

Offers in Excess of £145,000



**Features:**

- No Onward Chain
- 3 bedroom terraced house
- Lounge
- Modern kitchen diner
- 2 double bedrooms
- Bathroom & guest W.C.
- Gas central heating & double glazing
- EPC rating C

**Description:**

Offered with no onward chain this well-presented three bedroom end-terraced house is set within a popular residential area of Winyates West, providing good access to the local amenities, schooling, supermarket and Arrow Valley Lake Park. The layout briefly comprises: Storm porch, hall with guest W.C., lounge with view over the rear garden, kitchen diner having a patio door to the garden, modern fitted kitchen with inset sink, drainer and spaces for a washing machine and cooker of your choice. Upstairs presents 2 double bedrooms, one generous single and the family bathroom with a shower over the bath. Outside to the rear is an enclosed garden with a patio area, lawn, border planting and a secure gate to the communal parking area. The property also benefits from gas central heating and double glazing.





**Details:**

**Storm Porch**

**Hall**

**W.C.**

**Lounge**

13' 5" x 11' 6" (4.09m x 3.50m)

**Kitchen/Diner**

17' 7" max x 12' 8" max (5.36m x 3.86m)

**Stairs rise to first floor**

**Bedroom 1**

11' 7" x 9' 10" (3.53m x 2.99m)

**Bedroom 2**

11' 7" x 9' 9" (3.53m x 2.97m)

**Bedroom 3**

11' 3" x 6' 5" (3.43m x 1.95m)

**Bathroom**

6' 7" x 5' 10" (2.01m x 1.78m)

**EPC Rating: C**

**Council Tax Band: B** (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



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.

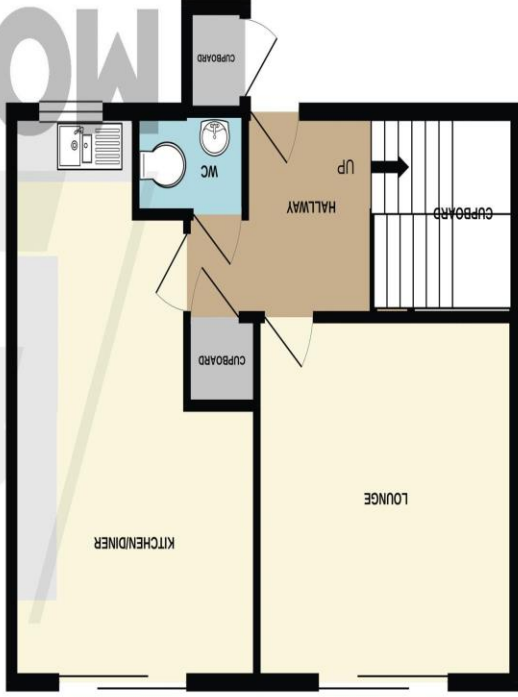
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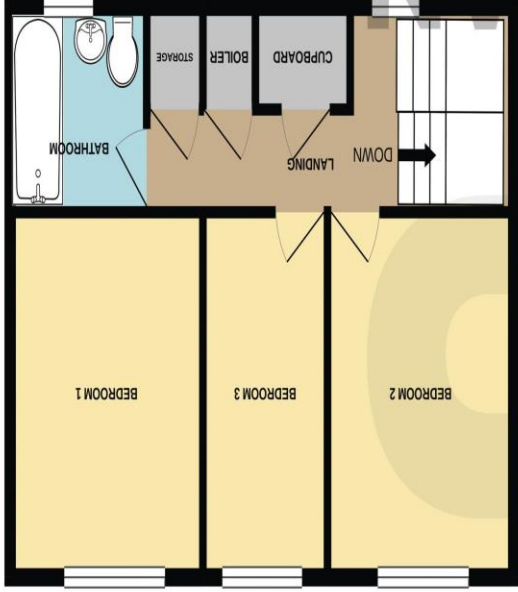
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GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 sq.m.) approx.

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.  
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