



EARLES
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**55 Cheswick Close,
Winyates Green, Redditch, B98 0QQ
Offers In The Region Of £245,000**

Situated in a desirable location, on a quiet cul-de-sac with views overlooking the adjoining woodland beyond, this three bed roomed semi-detached property offers excellent living space and scope for modernisation/extension if required (Subject to Planning Permission). In brief, the property comprises; entrance hall, good sized kitchen, light and spacious living/dining room, three bedrooms and family bathroom. Further benefiting from a well presented West Facing rear garden and driveway parking to the side.

The sought after location of Winyates Green is well-regarded in respect of local schools, countryside walks including Arrow Valley Country Park, local shops and bus routes. Redditch Town Centre is just a short ride away, boasting an assortment of further amenities along with the local bus and railway stations. There is also easy access to national motorway networks (M5 and M42).

The property is being offered for sale with no upward chain.



Set back from the road behind a lawned foregarden and tarmacadam driveway to the side, providing tandem parking for several vehicles. A timber gate provides side access to the rear garden. A UPVC double glazed front door opens into:-

Entrance Hall

With UPVC double glazed windows to the front and side, radiator, staircase rising to the first floor, under-stairs storage cupboard and a timber glazed door opening into:-

Living/Dining Room

This light and spacious living/dining room features UPVC double glazed sliding patio doors to the rear garden. Two radiators and fireplace with brick surround and tiled hearth.

From the hall, a glazed timber door opens into:-

Kitchen

A range of wall and base units with roll top work surfaces over, inset 1 1/4 bowl sink unit with chrome mixer tap over, space and plumbing for an automatic washing machine, space for a fridge and freezer. Built in 'Beko' oven, inset 'Zanussi' 4-ring induction hob with extractor hood over. UPVC double glazed window to the front, tiling to splash backs, wall mounted 'Baxi' gas central heating boiler and UPVC double glazed door to the side.

First Floor

With doors to three bedrooms and family bathroom. Hatch giving access to the loft.

Bedroom One

Large UPVC double glazed window overlooking the rear garden and woodland beyond. Radiator, built in storage cupboard with fitted shelving.

Bedroom Two

UPVC double glazed window to the front and radiator.

Family Bathroom

3-piece suite comprising bath with 'Triton T80 electric shower over and shower rail, pedestal wash hand basin and low level W.C. Tiling to splash backs, extractor fan, radiator and UPVC double glazed window to the side.

West Facing Rear Garden

This delightful West facing rear garden looks out over the woodland beyond, mainly laid to lawn, bound on all sides with timber fencing. There is a paved patio area, two timber sheds and a timber gate gives access to the front of the property.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' for all providers and the indoor availability being rated as 'Limited' for EE, 'Limited' for O2, 'Likely' for Vodafone and 'Limited' for Three. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Redditch Borough Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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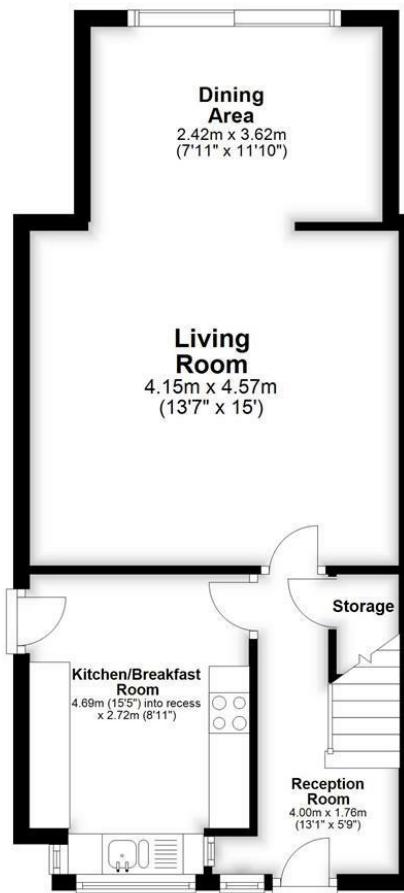
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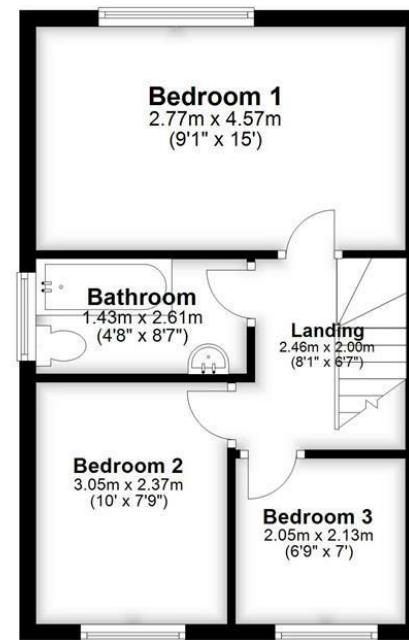
Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		84

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		58

