



Caynham Close, Winyates West, Redditch B98 0JF

Offers In Region Of £230,000

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A neatly presented three bedroom semi-detached property, being sold with no upward chain, situated in Winyates West.

Upon entry, a porch leads into a L-shaped lounge and dining area featuring a bay window. The kitchen offers ample cabinets, wall units, and space for appliances. Upstairs, there are two double bedrooms and a third single bedroom. The bathroom features a bathtub with an overhead shower.

The property boasts from parking to the front and a secure, low maintenance garden to the rear.

Location - Situated in Winyates West, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.

Room Dimensions -

Lounge Diner - 5.84m x 5.24m (19'1" x 17'2") max

Kitchen - 3.59m x 2.69m (11'9" x 8'9") max

Stairs To First Floor Landing

Master Bedroom - 3.24m x 2.95m (10'7" x 9'8")

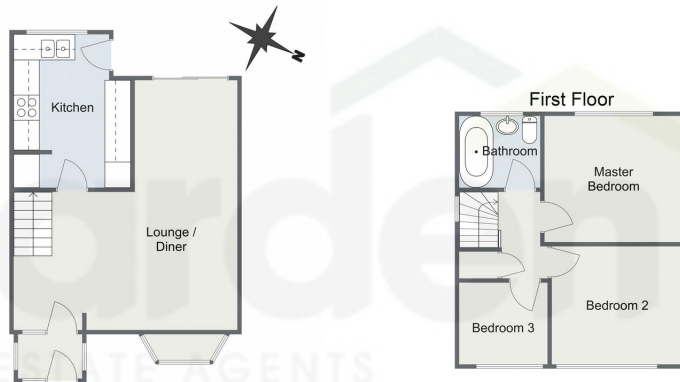
Bedroom 2 - 3.07m x 2.76m (10'0" x 9'0")

Bedroom 3 - 2.07m x 2.04m (6'9" x 6'8")

Bathroom - 1.86m x 1.68m (6'1" x 5'6")



Caynam Close, Winyates West, Redditch
Ground Floor



Total Area Approx
65.2 Sq M
701.8 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Semi-Detached House
- Three Bedrooms
- No Upward Chain
- Parking
- Secure Low Maintenance Garden



8/26/24, 10:54 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
35 Caynam Close REDDITCH B67 5JF	Energy rating D	Valid until: 9 September 2033 Certificate number: 6338-2258-1310-2007-0011
Property type	Semi-detached house	
Total floor area	70 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	← D	→ C
35-54	E		
21-34	F		
1-20	G		

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/6338-2258-1310-2007-0011?property>

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For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

