



Berkeley Close, Winyates Green, Redditch B98 0QB

Offers Over £385,000

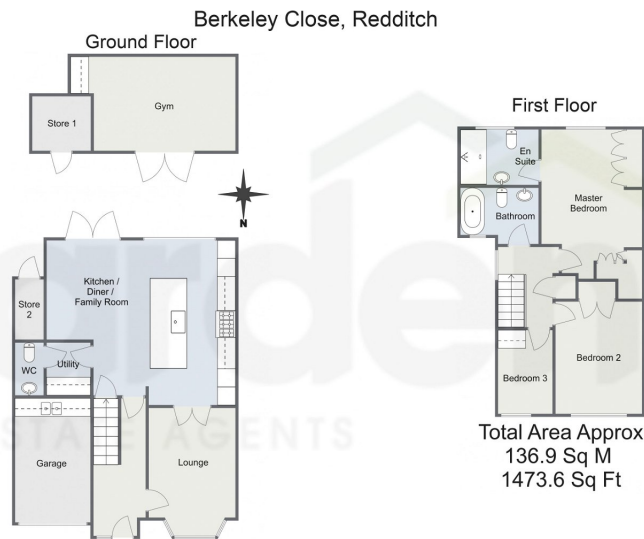
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- Superb Link Detached House
- Three Well-Proportioned Bedrooms
- Formal Lounge with Bay Window
- Stunning Open Plan Kitchen/ Dining and Family Room
- Main Bathroom, En-Suite to Master and Downstairs WC
- Versatile Gym/ Home Office
- Landscaped Rear Garden
- Off Road Parking and Garage



This exceptionally presented three-bedroom link-detached house, complete with a garage and off-road parking, is located in Winyates Green. The property features stylish and well-proportioned living spaces, a landscaped rear garden, and a separate detached gym/home office.



Total Area Approx
136.9 Sq M
1473.6 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.

Energy performance certificate (EPC)

40, Berkeley Close REDDITCH B98 1QB	Energy rating D	Valid until: 19 August 2024
		Certificate number: 8124-7328-2785-7850-1926
Property type	Detached house	
Total floor area	105 square metres	

Rules on letting this property

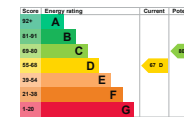
Properties can be let if they have an energy rating from A to E.

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

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.

