



## Oakenshaw Road, Redditch

Offers in Excess of £225,000



**Features:**

- Extended semi detached house
- Three double bedrooms
- Lounge and separate dining room
- Kitchen/diner
- Utility facility and w.c.
- Modern family bathroom
- Garage & parking
- Epc rating D

**Description:**

AP Morgan are please to offer this three DOUBLE bedroom, EXTENDED semi detached house in Greenlands. Popular for proximity to a selection of schools, local shops, bus routes into the town, as well as straight onto major highways into surrounding areas.

The property layout briefly comprises: Welcoming entrance hallway. Front dining room. Rear lounge, having patio doors to the garden and open grate for log burning to fireplace. Extended Kitchen/diner, offering ample space for table and chairs, matching wall and base units, one and a half bowl sink, space for slot in oven, deep shelving to rear alcove, dual aspect windows and door leading into a useful utility room and ground floor Toilet.

Upstairs has three excellent double bedrooms, bedroom one and two with wardrobes facilities. The family bathroom has been upgraded, has a white suite, windows to both front and side, mixer shower over the bath and airing cupboard housing the modern central heating boiler.

Outside the rear garden is laid mainly with lawn, surrounded by mature hedging and inset with trees, there is also a timber shed. The front garden has a driveway leading to the front single garage with up and over door to front. Other benefits include: Double glazing Through-out and drop down ladder to a partially boarded loft space.





**Details:**

**Entrance Hallway**

**Lounge**

13' 7" x 11' 1" (4.14m x 3.38m)

**Dining Room**

12' 0" x 11' 0" (3.65m x 3.35m)

**Extended kitchen/diner**

21' 0" x 8' 11" both max (6.40m x 2.72m)

**Utility Room, plus w.c**

**Stairs rise and turn to first floor landing**

**Bedroom 1**

13' 4" x 11' 0" (4.06m x 3.35m)

**Bedroom 2**

12' 0" x 11' 0" (3.65m x 3.35m)

**Bedroom 3**

12' 7" into slope x 9' 0" (3.83m x 2.74m)

**Family Bathroom**

8' 4" x 8' 0" min (2.54m x 2.44m)

**Garage**

16' 0" x 8' 10" (4.87m x 2.69m)

**EPC Rating: D**

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

**Tenure: Freehold** (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?

We recommend Morgan Financial Solutions. 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 406956, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.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.

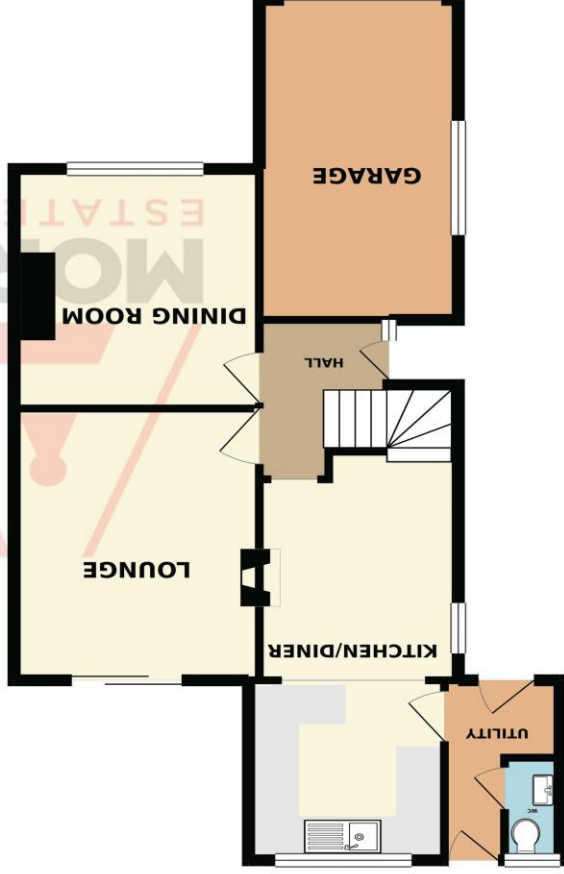
### Need a solicitor?

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.

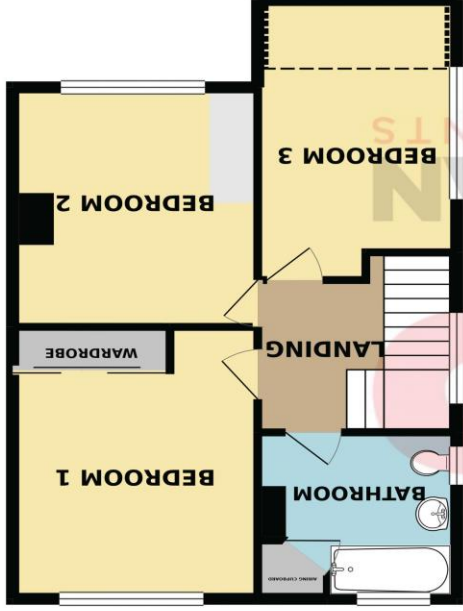
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 699.81 sq. ft.  
( 65.01 sq. m. )



1ST FLOOR 547.86 sq. ft.  
( 50.90 sq. m. )



TOTAL FLOOR AREA : 1247.67 sq. ft. ( 115.91 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 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.  
Made with Metropac ©2019

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.