

**AP MORGAN**



**Painswick Close, Oakenshaw, Redditch**  
Offers in excess of £325,000

### Features:

- Detached family home
- Three bedrooms
- Spacious kitchen/diner with pantry
- Comfortable front-facing lounge
- Driveway and detached garage
- Electric vehicle charge point
- Enclosed rear garden with patio and lawn
- Side gate access to rear garden

### Description:

This well-presented detached family home offers well-proportioned accommodation arranged over two floors, ideal for modern living.

The ground floor comprises a welcoming entrance porch, a comfortable lounge with views to the front, and a spacious kitchen/diner that provides an excellent social hub for family life and entertaining. Practical storage is enhanced by a useful pantry, while the layout flows naturally throughout the home.

Upstairs, the first-floor features three bedrooms, including two generous doubles and a well-sized single room, all served by a family bathroom. The arrangement is well suited to families, home working, or those seeking flexible living space, with good natural light throughout.

Externally, the property benefits from a private driveway providing off-road parking, complemented by a detached garage offering additional parking or secure storage. An electric vehicle charge point is conveniently installed, catering perfectly to modern motoring needs. To the rear, the garden is a particular highlight.

Thoughtfully arranged and well maintained, it provides a combination of patio seating areas and lawn, ideal for outdoor dining, entertaining, or relaxing. A side gate offers practical access to the rear garden, enhancing convenience for everyday use, garden maintenance, or bringing in bicycles and equipment.



Situated in Oakenshaw, this property is roughly 2.4 miles from the town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

**Details:**

**Porch** 3'3" x 5'9" (1m x 1.75m)

**Lounge** 11'10" x 15'1" (3.6m x 4.6m)

**Hall**

**Kitchen/Diner** 10'10" x 15'1" (3.3m x 4.6m)

**Pantry**

**Landing**

**Bedroom 1** 11'10" x 10'6" (3.6m x 3.2m) Both Max

**Bedroom 2** 10'10" x 8'10" (3.3m x 2.7m)

**Bedroom 3** 8'7" x 6'3" (2.62m x 1.9m)

**Bathroom** 6'4" x 6'5" (1.93m x 1.96m)

**Garage** 16'1" x 8'2" (4.9m x 2.5m)

**EPC Rating:** C

**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 406 956.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. 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 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

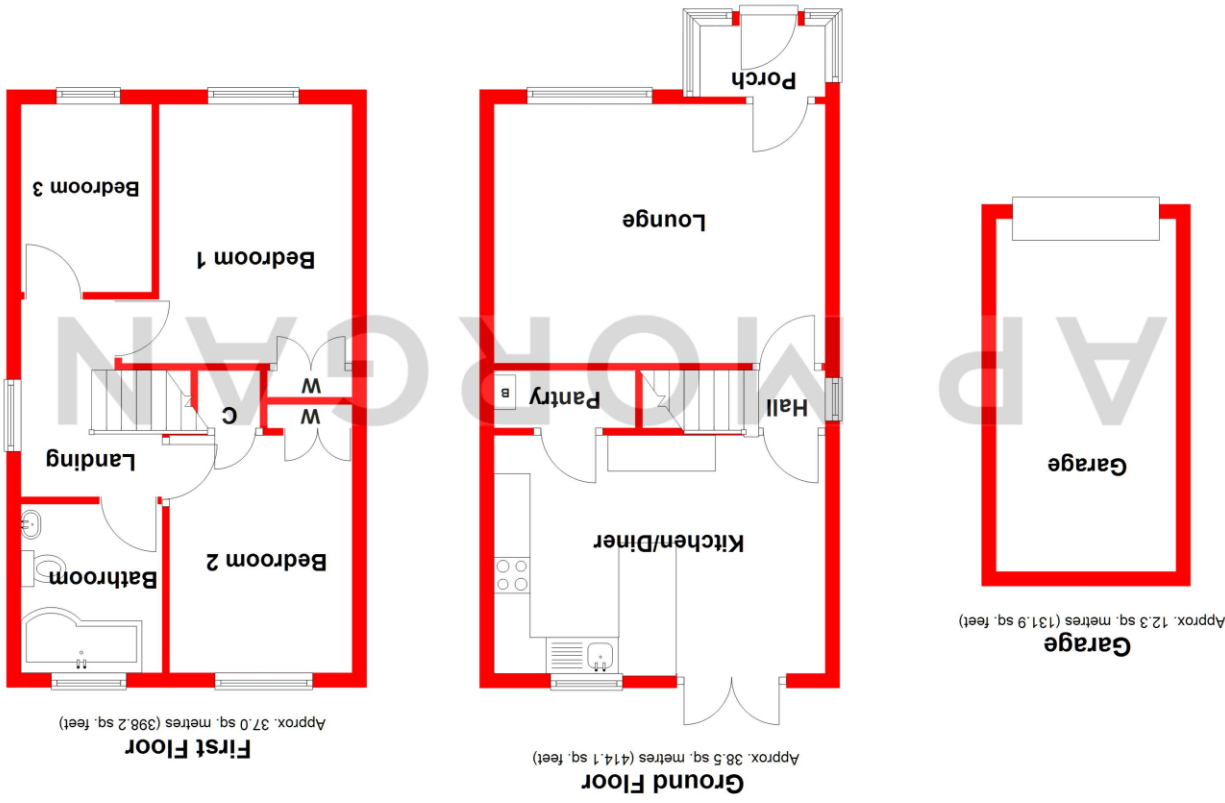
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 87.7 sq. metres (944.1 sq. feet)

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.  
Plan produced using PlanUp.

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.