

**AP MORGAN**



**Stoneleigh Close, Oakenshaw South, Redditch**  
Offers in excess of £250,000

### Features:

- A well-presented semi-detached family home
- Well-situated in a lovely cul-de-sac
- Two well-proportioned bedrooms
- Modern fitted kitchen
- Spacious lounge and conservatory
- Utility and office
- Charming rear garden

### Description:

A well-presented semi-detached family home, boasting two bedrooms and off-road parking. This property is well-situated in a lovely cul-de-sac location in Oakenshaw South, Redditch.

To the front of the property is a driveway, providing off-road parking for multiple vehicles, a front lawn, with mature hedges, access to the utility, through a garage door and the front door.

The ground floor accommodation comprises; a welcoming hall, with stairs rising to the first-floor landing, a spacious lounge, with a feature electric fireplace, the modern fitted kitchen/diner, with integrated gas hob, oven, fridge, sink and access to the conservatory, which is currently used as a playroom. The ground floor is complete with a split garage, which provides a utility area, an office space and downstairs WC.

The first-floor landing establishes; double bedroom one, with an integrated wardrobe, a second generous single bedroom, with a wardrobe space and the family bathroom, providing a bath, with an overhead shower, WC and washbasin.

To the rear of the property is a charming garden, featuring a spacious decked area with a covered pergola, perfect for outdoor seating and entertaining. The garden is enclosed with wooden fencing for privacy and includes a storage shed, a small lawn, and established shrubs, offering a balance of greenery and low-maintenance space.



Ideally situated in Oakenshaw South the property benefits from being close to countryside walks, along with having easy access to local amenities including shops, supermarkets and eateries, well-regarded schools, and the town centre. The property is also well located for access to motorway links (M42 and M5), bus routes and the local railway station.

**Details:**

**Hall**

**Lounge** 13'3" x 10'4" (4.04m x 3.15m) max dimensions

**Kitchen/diner** 9'2" x 13'3" (2.8m x 4.04m)

**Utility** 5'7" x 8' (1.7m x 2.44m)

**Office** 11'6" x 7'11" (3.5m x 2.41m) max dimensions

**Conservatory** 9'6" x 7'5" (2.9m x 2.26m)

**Landing**

**Bedroom 1** 9'2" x 13'3" (2.8m x 4.04m) max dimensions

**Bedroom 2** 11'4" x 6'8" (3.45m x 2.03m)

**Bathroom** 6'2" x 6'2" (1.88m x 1.88m)

**WC** 2'7" x 4'4" (0.79m x 1.32m)

**EPC Rating:** D

**Council Tax Band:** B (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?

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### Property to sell?

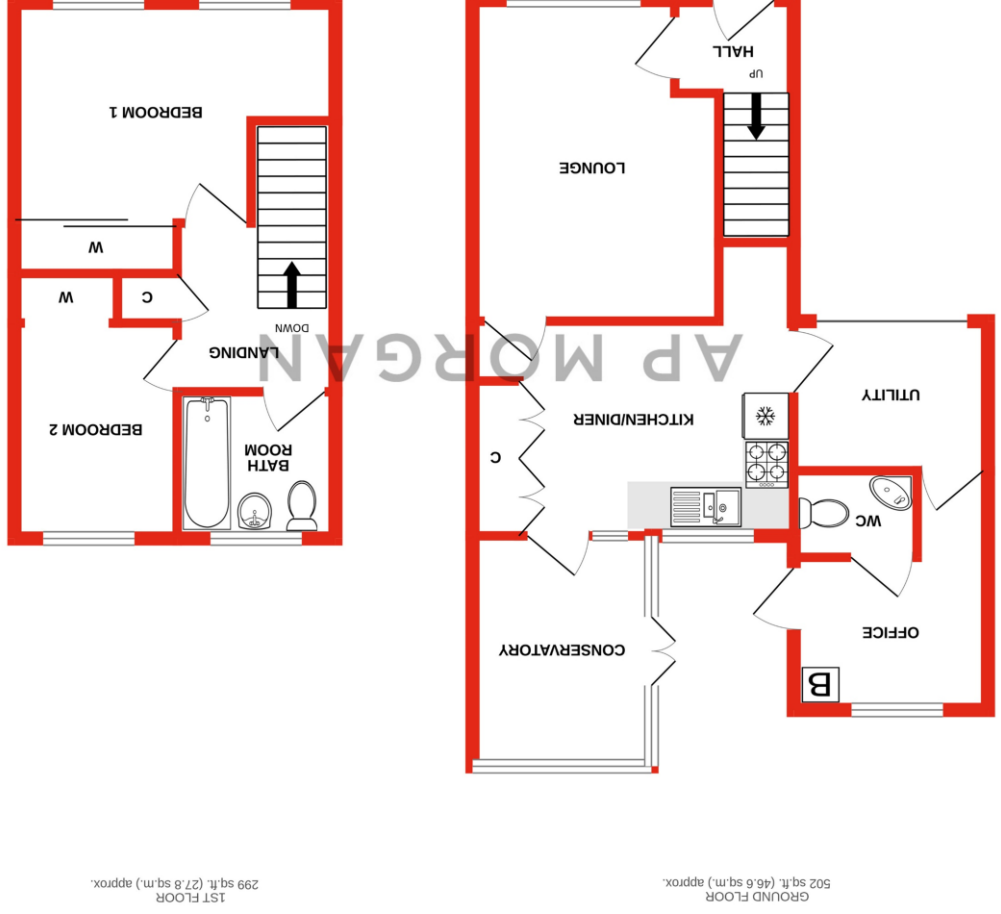
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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GROUND FLOOR (46.6 sq.m.) approx.

1ST FLOOR (27.8 sq.m.) approx.

TOTAL FLOOR AREA : 801 sq. ft. (74 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 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.  
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