

AP MORGAN



Rockford Close, Oakenshaw South, Redditch
Offers in excess of £325,000

Features:

- Three-bedroom detached family home
- Spacious lounge with garden access
- Separate dining room/flexible space
- Modern fitted kitchen
- Family bathroom, ensuite and downstairs WC
- Ample storage space
- Private landscaped rear garden
- Driveway and integral garage

Description:

Situated in a highly desirable residential area, this beautifully presented three-bedroom detached family home offers spacious accommodation, a stunning private rear garden and convenient access to local amenities, schools and transport links. Finished to a high standard throughout, the property provides a wonderful opportunity for buyers seeking a ready-to-move-into home in a peaceful setting.

Upon entering, you are welcomed by a bright porch leading into a hall with stairs rising to the first floor and an understairs cupboard. To the front of the property sits a modern fitted kitchen with ample storage and integrated appliances, while a useful guest WC is conveniently located off the hallway. The generous lounge to the rear of the home, features a lovely feature fireplace and French doors opening directly onto the landscaped garden, creating an excellent space for entertaining or relaxing. A separate dining room offers flexible use, ideal for family meals, a home office or playroom.

The first floor comprises three well-proportioned bedrooms, including a spacious bedroom one, benefiting from fitted wardrobes and a private en-suite shower room. Bedroom two also includes a built-in wardrobe. The first floor is complete with the contemporary family bathroom, providing a bath, with an overhead shower, WC and washbasin.

Externally, the rear garden is a particular highlight—beautifully landscaped with lawn, patio areas and mature shrubs, providing excellent privacy and an ideal outdoor space for children, pets or summer gatherings. The front of the property offers a driveway providing off-road parking and access to the garage.



Well positioned in Oakenshaw South, this property is ideally situated for well-regarded local schools, wooded walks, supermarkets and transport links to Redditch Town Centre providing an assortment of shops, restaurants, bars and cinema, along with the local bus and railway stations.

Details:

Porch 2'6" x 5'7" (0.76m x 1.7m)

Hall

Kitchen 13'2" x 8'7" (4.01m x 2.62m)

WC 2'10" x 5' (0.86m x 1.52m)

Lounge 12'10" x 14' (3.9m x 4.27m) max dimensions

Dining Room 10'4" x 8'8" (3.15m x 2.64m)

Garage 15'11" x 7'9" (4.85m x 2.36m)

Landing

Bedroom 1 12'1" x 8'4" (3.68m x 2.54m)

Ensuite 7'2" x 5'10" (2.18m x 1.78m) max dimensions

Bedroom 2 11'5" x 7'11" (3.48m x 2.41m)

Bedroom 3 9'11" x 8'6" (3.02m x 2.6m)

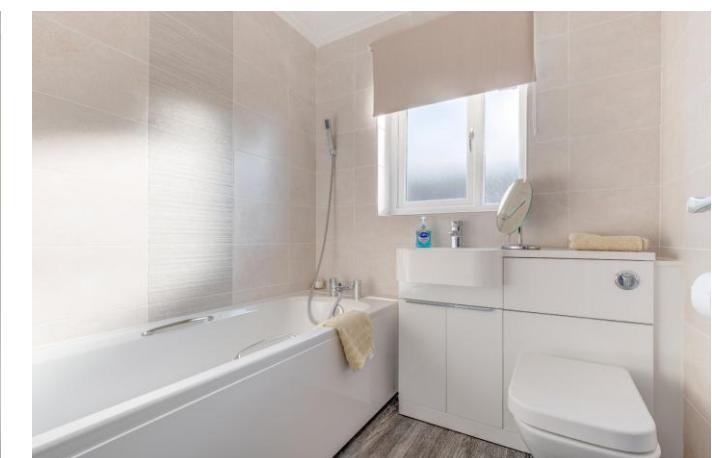
Bathroom 5'9" x 5'10" (1.75m x 1.78m)

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



No statement in these details is to be relied upon as representing a 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. 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.

Identify Checks
Estates 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 £39 + 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.

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.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewings, 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.

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.wisermortgageltd.co.uk

How can we help you?

FIRST FLOOR

Approx. 45.5 sq. metres (489.9 sq. feet)

W

W

Landings

Bedroom 2

En-suite

AC

Bedroom 1

Bedroom 3

Bathroom

Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)

C

FP

Lounge

Dining Room

WC

Kitchen

Hall

Porch

Garage

W

W

Approx. 45.5 sq. metres (489.9 sq. feet)

FIRST FLOOR

W

W

Landings

Bedroom 2

En-suite

AC

Bedroom 1

Bedroom 3

Bathroom

Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)

C

FP

Lounge

Dining Room

WC

Kitchen

Hall

Porch

Garage

W