

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)

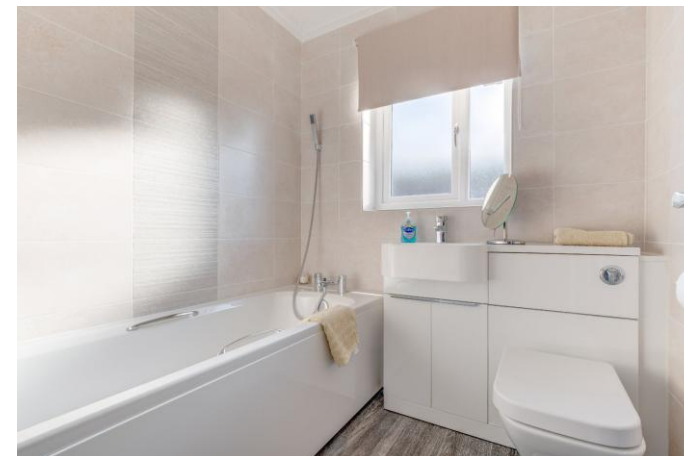
Bathroom 5'9" x 5'10" (1.75m x 1.78m)

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.



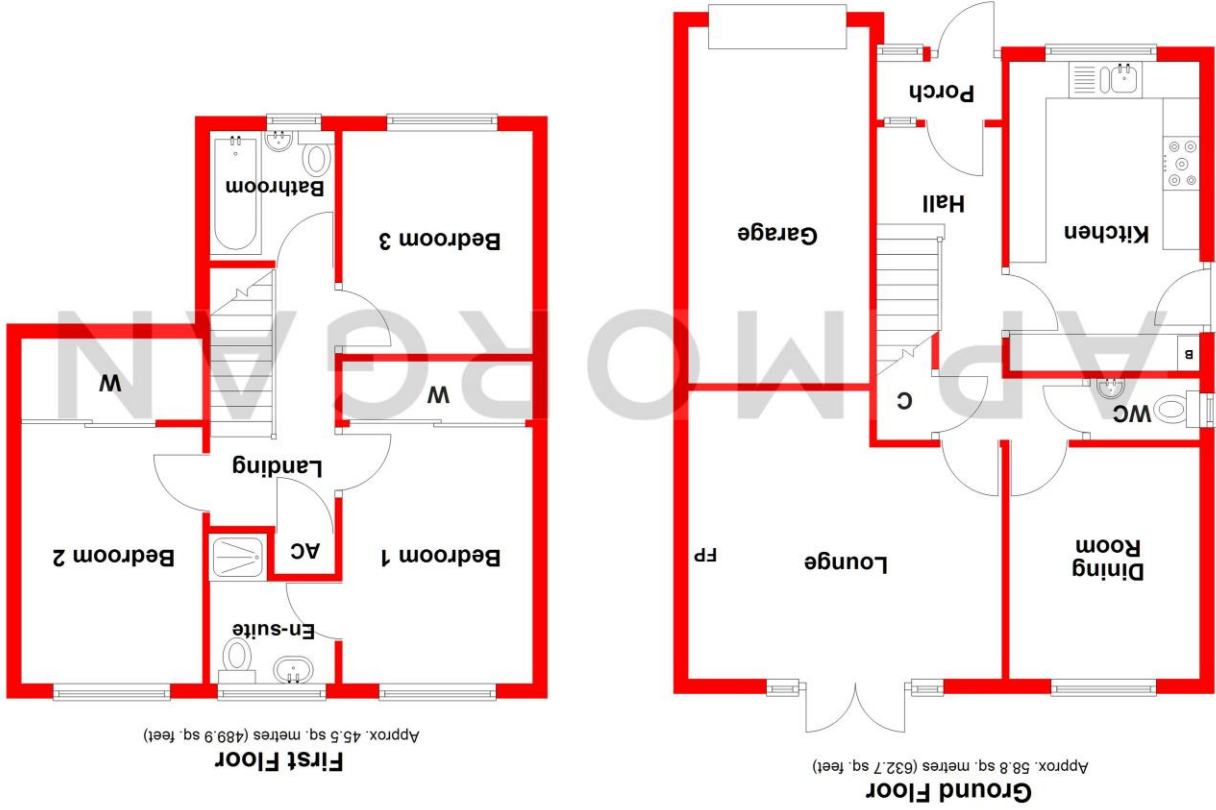
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Plan produced using PlanUp.

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