

AP MORGAN



Patch Lane, Oakenshaw, Redditch
Offers in excess of £220,000

Features:

- Three-bedroom semi-detached home
- Lounge and kitchen/diner
- Ground floor WC
- First-floor family bathroom
- Private rear garden
- Useful storage throughout
- Communal parking nearby

Description:

This well-presented three-bedroom semi-detached home offers practical, well-balanced accommodation arranged over two floors. Set within a quiet residential area, the property benefits from communal parking and well-maintained surroundings.

The ground floor comprises a welcoming entrance hall with stairs to the first floor, a comfortable front-facing lounge, and a spacious kitchen/diner to the rear. The kitchen/diner provides ample space for cooking and dining, with direct access to the rear garden, making it a functional and sociable heart of the home. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, the first-floor hosts three well-proportioned bedrooms, offering flexibility for family living, guests, or home working. The accommodation is completed by a family bathroom and useful storage cupboards off the landing, ensuring everyday needs are well catered for.

Externally, the property enjoys a private rear garden, mainly laid to lawn with mature hedging that provides a good degree of privacy, along with space for seating and outdoor enjoyment. To the front, the home is set behind its own frontage, with the benefit of communal parking close by. Overall, this is a comfortable and appealing home with well-planned living space in a convenient residential setting.

Situated in Oakenshaw, this property is roughly 3 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:

Entrance Hall

WC 2'9" x 4'10" (0.84m x 1.47m)

Kitchen 17'6" x 12'10" (5.33m x 3.9m) Both Max

Lounge 11'4" x 13'5" (3.45m x 4.1m)

Landing

Bedroom 1 11'6" x 9'11" (3.5m x 3.02m)

Bedroom 2 11'5" x 9'9" (3.48m x 2.97m)

Bedroom 3 11'4" x 6'7" (3.45m x 2m)

Bathroom 5'10" x 6'6" (1.78m x 1.98m)



EPC Rating: C

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.

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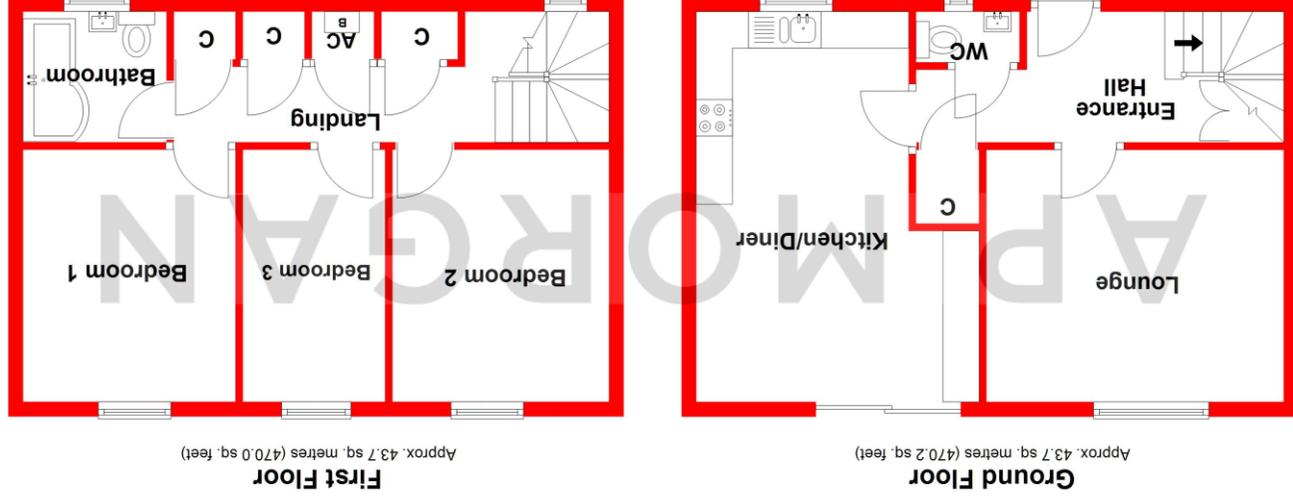
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Total area: approx. 87.4 sq. metres (940.3 sq. feet)

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.

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