

**AP MORGAN**



**Oakridge Close, Redditch,**  
Asking Price £270,000

### Features:

- Deceptively spacious semi-detached home
- Contemporary fitted kitchen
- Open plan living/dining area
- Conservatory
- Three bedrooms
- Low maintenance garden
- Private driveway and garage store
- EPC Rating: TBC

### Description:

A well-presented, three-bedroom semi-detached home boasts a generous ground floor living space and occupies a pleasant cul-de-sac location in Church Hill North.

The ground floor accommodation comprises an entrance hallway with stairs rising to the first-floor landing, a contemporary fitted kitchen providing space for freestanding appliances, and a spacious open-plan lounge/dining room with a feature fireplace and sliding doors leading to the added conservatory. The ground floor further benefits from an additional shower room along with access to the integral garage store.

The first-floor landing includes bedroom one with fitted wardrobes, double bedroom two with space for wardrobes and a view to the rear garden, and a good-sized bedroom three with a fitted storage cupboard. The family bathroom provides a bath with an overhead shower, wash basin, and WC.

Outside, to the rear, is a low-maintenance, private garden laid to block-paving with mature planted shrubs. To the front of the property is a private block-paved driveway with ample off-road parking space, along with access to the integral garage store.

Situated in the popular residential area of Church Hill North, the property is ideal for its accessibility to local shops, a convenience store, post office, takeaways, and community facilities. It also offers excellent road transport links towards the M42 and into Redditch town centre, providing a good range of retail shops, stores, and eating establishments.



**Details:**

**Entrance Hall**

**Living Room** 13'2" x 12'3" (4.01m x 3.73m)

**Dining Room** 10'9" x 15'5" (3.28m x 4.7m)

**Kitchen** 15'2" x 7'2" (4.62m x 2.18m)

**Conservatory** 7'7" x 14'7" (2.3m x 4.45m)

**Shower Room** 7'8" x 4'6" (2.34m x 1.37m)

**Bedroom One** 16' x 8'8" (4.88m x 2.64m)

**Bedroom Two** 9'1" x 9'1" (2.77m x 2.77m)

**Bedroom Three** 9'8" x 6'4" (2.95m x 1.93m)

**Bathroom** 6'1" x 6'1" (1.85m x 1.85m)

**Garage Store**



**EPC Rating:** To be confirmed

**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.

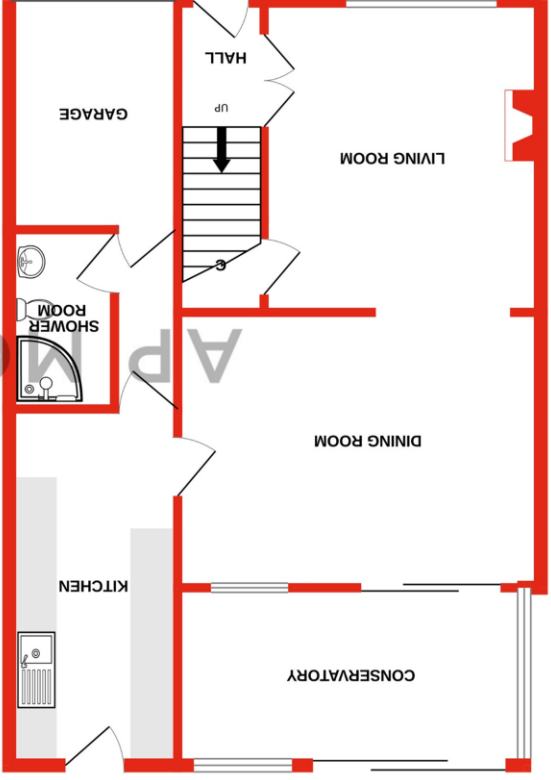
### Need a solicitor?

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.

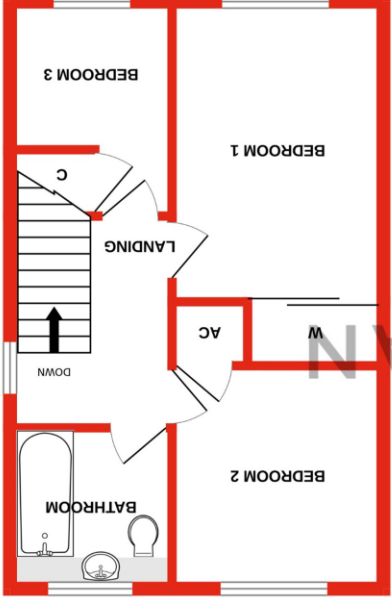
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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. The plan is for guidance 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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