

AP MORGAN



Oak Tree Lane, Sambourne, Redditch
Offers in excess of £625,000

Features:

- Highly sought-after residential area
- Detached bungalow
- Three double bedrooms
- Two reception rooms
- Bathroom and guest WC
- Well maintained gardens
- Double garage and driveway
- EPC Rating: TBC

Description:

A well-presented detached bungalow offering three double bedrooms and a flexible living space, positioned on a substantial plot within the desirable and semi-rural village of Sambourne.

To the front of the property is a generous driveway providing ample off-road parking space, a well-maintained front garden, along with access to the attached double garage.

Once inside the accommodation briefly comprises: Entrance hallway with cloaks storage cupboard and guest WC, fitted kitchen/breakfast room with space for freestanding appliances and access to the rear garden, generous living room with dual aspect windows and feature fireplace, formal dining room, double bedroom one with space for wardrobes, double bedrooms two and three with fitted wardrobes, and the main bathroom providing a bath with overhead electric shower, wash basin and WC.

Outside to the rear is an extensive, private garden with an initial paved patio area perfect for garden furniture, then laid to a well-maintained lawn with mature planted borders.

Well located on the outskirts of Studley, within the desirable village of Sambourne, the property is 1.8 mile from Studley Village, with a good range of facilities including independent shops, cafes, pubs, restaurants and well-regarded schooling. Good transport links can easily reach Redditch, Alcester and Evesham. Redditch Town Centre boasts a further assortment of amenities.



Details:

Entrance Hall

Guest WC

Kitchen 11'4" x 10'8" (3.45m x 3.25m)

Living Room 21'2" x 12'8" (6.45m x 3.86m)

Dining Room 11'4" x 9'7" (3.45m x 2.92m)

Bedroom One 13'4" x 10'9" (4.06m x 3.28m)

Bedroom Two 13'5" x 9'9" (4.1m x 2.97m)

Bedroom Three 10'5" x 12' (3.18m x 3.66m)

Bathroom 9'5" x 7'3" (2.87m x 2.2m)

Double Garage



EPC Rating: To be confirmed

Council Tax Band: F (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

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.

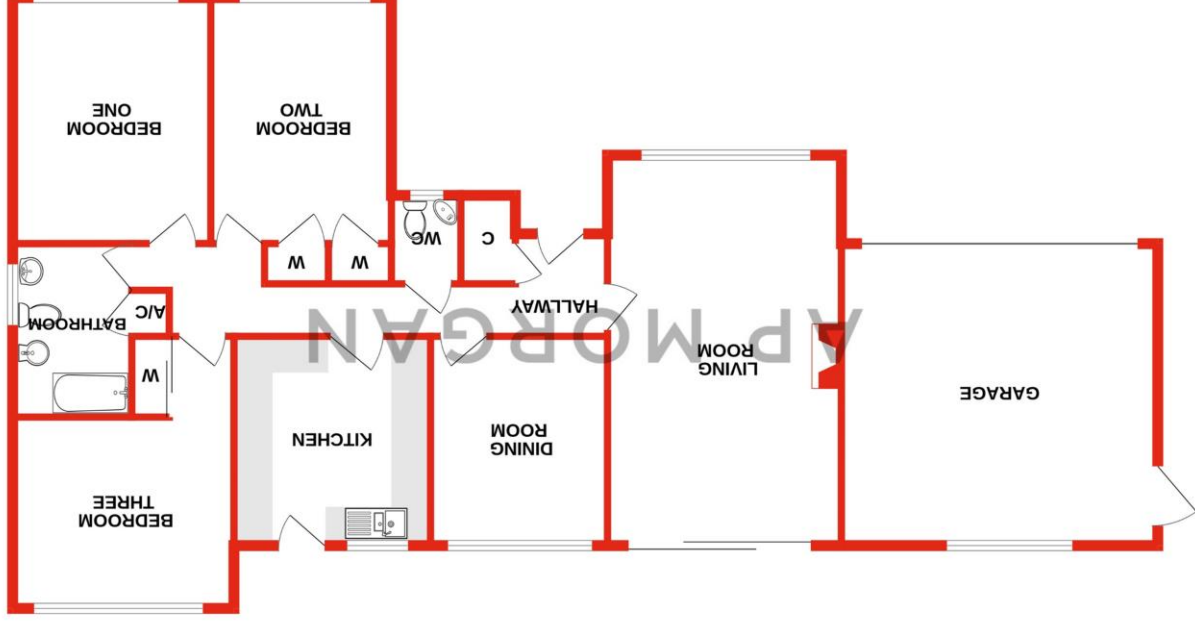
Need a solicitor?

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, to arrange a survey.

GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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. Made with Meopix ©2023

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