

AP MORGAN



Rockford Close, Oakenshaw South,
Offers in excess of £400,000

Features:

- Sought after residential area
- Detached family home
- Four bedrooms
- Kitchen/breakfast room and separate utility
- Dining room, lounge and conservatory
- Secluded rear garden
- Private driveway and garage store
- EPC Rating: TBC

Description:

A beautifully presented detached family home, boasting four bedrooms, three reception rooms and conservatory. This property is well positioned in Oakenshaw South, Redditch.

To the front of the property is a private driveway providing off-road parking space, side gate access to the rear along with access to the garage store.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first floor landing, cloaks cupboard and guest WC, fitted kitchen/breakfast room with integrated appliances (double self-cleaning ovens, induction hob and sink) along with space for a freestanding fridge/freezer, dishwasher and washing machine, formal dining room with sliding doors opening to the rear garden, spacious lounge with sliding doors to the added conservatory providing views and access to the rear garden. The ground floor is complete with a garage conversion adding a further reception room (currently used as a home office), utility room with fitted sink and dog shower, along with the garage store.

The first-floor landing establishes: Master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, good-sized bedroom four (currently used as a dressing room) and the family bathroom providing a p-shaped bath with overhead shower, wash basin and WC.

Outside to the rear is a secluded and private garden with an initial paved patio and steps up to lawn with fenced borders and a rear gate into nearby woodlands.

Well positioned in Oakenshaw South, this property is ideal for popular local schools, 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:

Entrance Porch and Hallway

Breakfast Kitchen 13' x 12'8" (3.96m x 3.86m)

Dining Room 9'6" x 9'7" (2.9m x 2.92m)

Lounge 11'8" x 16'4" (3.56m x 4.98m)

Conservatory 7'1" x 14'1" (2.16m x 4.3m)

Utility Room 10' x 8' (3.05m x 2.44m)

Home Office 14'3" x 8' (4.34m x 2.44m)

Bedroom One 15'7" x 9'6" (4.75m x 2.9m)

En-Suite Shower Room 7'1" x 5'5" (2.16m x 1.65m)

Bedroom Two 12'1" x 10'5" (3.68m x 3.18m)

Bedroom Three 10'7" x 7'3" (3.23m x 2.2m)

Bedroom Four 9'6" x 5'9" (2.9m x 1.75m)

Bathroom 7'1" x 7'1" (2.16m x 2.16m)



EPC Rating: To be confirmed

Council Tax Band: E (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?

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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.

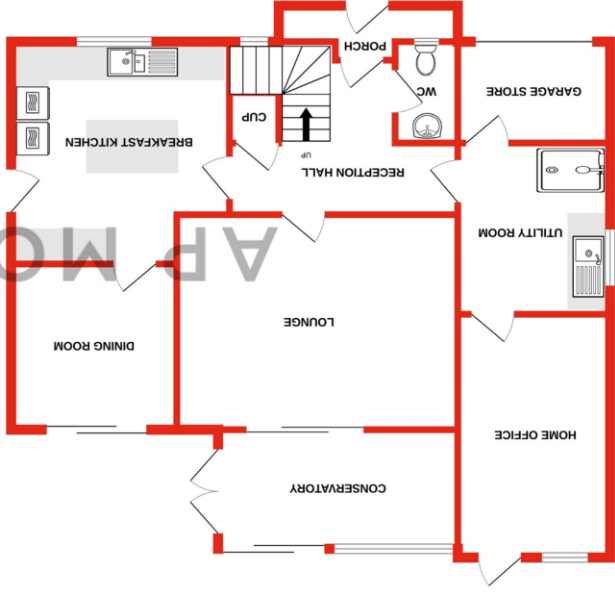
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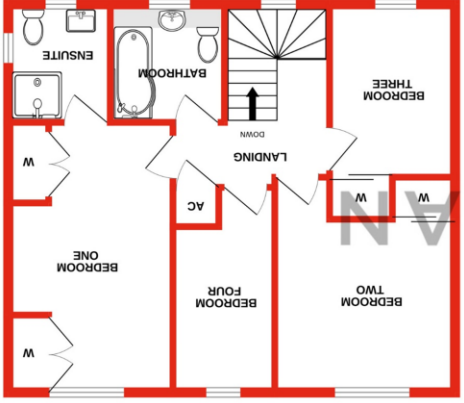
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and air vents 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 Hektropik ©2023

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