

**AP MORGAN**



**Painswick Close, Oakenshaw, Redditch**  
Asking Price £300,000

**Features:**

- Three-bedroom detached family home
- Lounge with bay window
- Modern fitted kitchen
- Versatile sunroom
- Two double bedrooms
- Contemporary bathroom
- Large garage & off-road parking for multiple vehicles
- Well-maintained and presented garden spaces
- EPC-D

**Description:**

A well-presented three-bedroom detached family home privately situated in Oakenshaw, Redditch. Boasting driveway parking for multiple vehicles, a garage, a generous plot and two double bedrooms.

To the front is a block-paved driveway leading to off-road residential parking for multiple vehicles and side-access to the property and to the garage, as well as a large, well-maintained garden space laid to lawn with planted borders and a mature tree.

The ground floor of the accommodation comprises: a welcoming entrance hall, the lounge offers with feature gas fireplace, under-stair storage and a bay window, the modern fitted kitchen/diner offers a sink, integral dish washer, gas hob, double oven and fridge/freezer, finally, the Sunroom of the house features skylights and access to the rear garden through a set of glazed French doors.

The first-floor landing establishes: bedroom one presents a double with a double-depth integral wardrobe, bedroom two is a further double with potential space for storage and bedroom three is a comfortable single. The bathroom of the house offers a bath/shower wash basin and WC.

To the rear is a versatile, low maintenance garden space laid to patio with decorative planted boundaries and provides side-access to the rear of the garage. This garden features fenced and planted borders.

Situated in Oakenshaw, this property is roughly 2.4 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**

**Lounge** 15'6" x 14' (4.72m x 4.27m) Both max (into bay)

**Kitchen** 10'9" x 14 (3.28m x 14) Both max

**Sun Room** 13'6" x 11'1" (4.11m x 3.38m) Both max

**Landing**

**Bedroom one** 8'7" x 14' (2.62m x 4.27m) Both max (into wardrobe)

**Bedroom two** 11' x 7'8" (3.35m x 2.34m) Both max

**Bedroom three** 7'5" x 6' (2.26m x 1.83m) Both max

**Bathroom** 5' x 7'8" (1.52m x 2.34m) Both max

**Garage** 16'6" x 8'3" (5.03m x 2.51m) Both max



**EPC Rating:** D

**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 012527 406 956, or visit their website for more information:

[www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

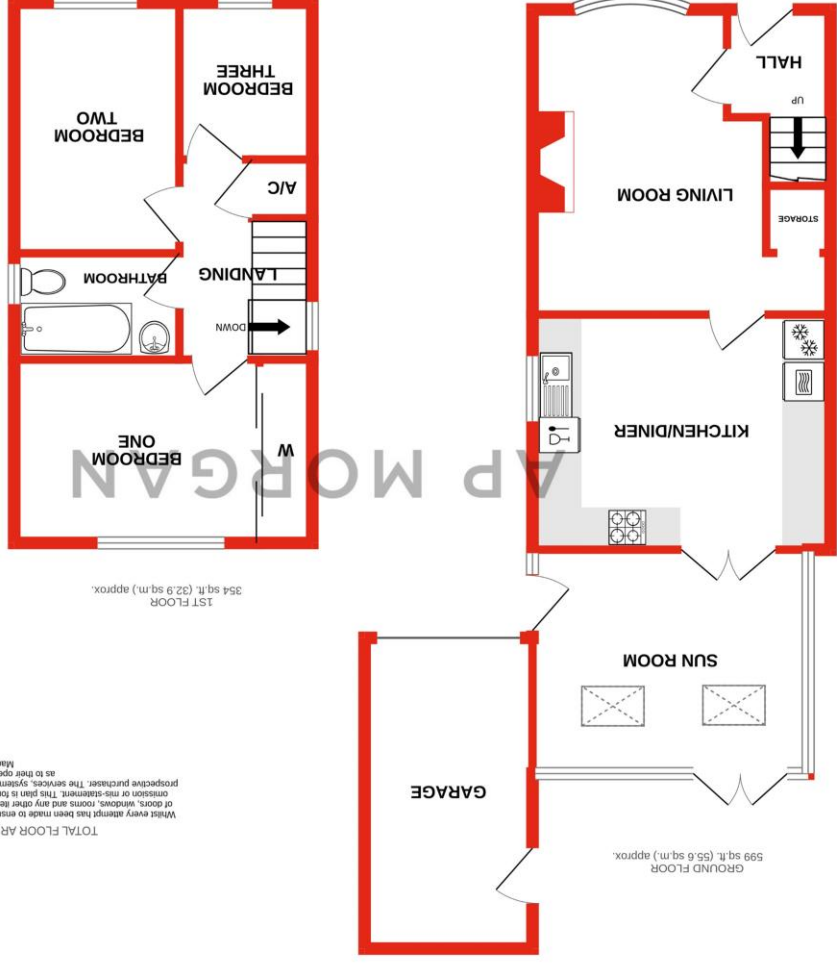
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### Need a removal company and storage?

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.



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq. m.) approx.  
What 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 position 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 operation or efficiency can be given.  
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