

**AP MORGAN**

**Oak Tree Lane, Sambourne, Redditch**  
Offers in excess of £575,000



**Features:**

- Two bedroom bungalow
- Highly desirable location
- Kitchen Breakfast Room
- Utility Room
- Ensuite Bathroom
- Garage
- Spacious landscaped garden
- Council Tax Band - F

**Description:**

Introducing this spacious two-bedroom bungalow nestled within a generous plot, offering tranquil countryside views in the charming village of Sambourne.

Upon entering, you'll find an inviting entrance hall leading to a comfortable lounge/diner with a feature fireplace and sliding doors opening onto the rear garden. The property also features a well-appointed kitchen/breakfast room, a convenient utility room with space for white goods, a shower room, and two double bedrooms, with the master bedroom enjoying the luxury of an ensuite bathroom with a shower over the bath.

Outside, the property benefits from a large block-paved driveway leading to the garage with an electric roller door. The rear garden is beautifully landscaped and enjoys a sunny southwest-facing aspect.

Situated in a semi-rural location within the sought-after village of Sambourne, the property is just 1.2 miles from Astwood Bank Village, offering a variety of amenities including independent shops, cafes, pubs, restaurants, and reputable schooling options. Close to Redditch, Alcester, and Evesham, while Redditch Town Centre offers a wide range of additional amenities.





**Details:**

**Entrance Hall**

**Lounge/ Diner** 20' x 17'8" (max) (6.1m x 5.38m (max))

**Kitchen Breakfast Room** 14'4" x 15' (4.37m x 4.57m)

**Utility Room** 9'5" (2.87) x 10'10" (3.3) (L-shape)

**Shower Room** 5'1" x 6'9" (1.55m x 2.06m)

**Garage** 16'8" x 16'1" (5.08m x 4.9m)

**Master Bedroom** 13'5" x 15' (4.1m x 4.57m)

**Ensuite Bathroom** 6'2" x 9' (1.88m x 2.74m)

**Bedroom Two** 10'4" x 11'1" (3.15m x 3.38m)



**EPC Rating:** D

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

### Property to sell?

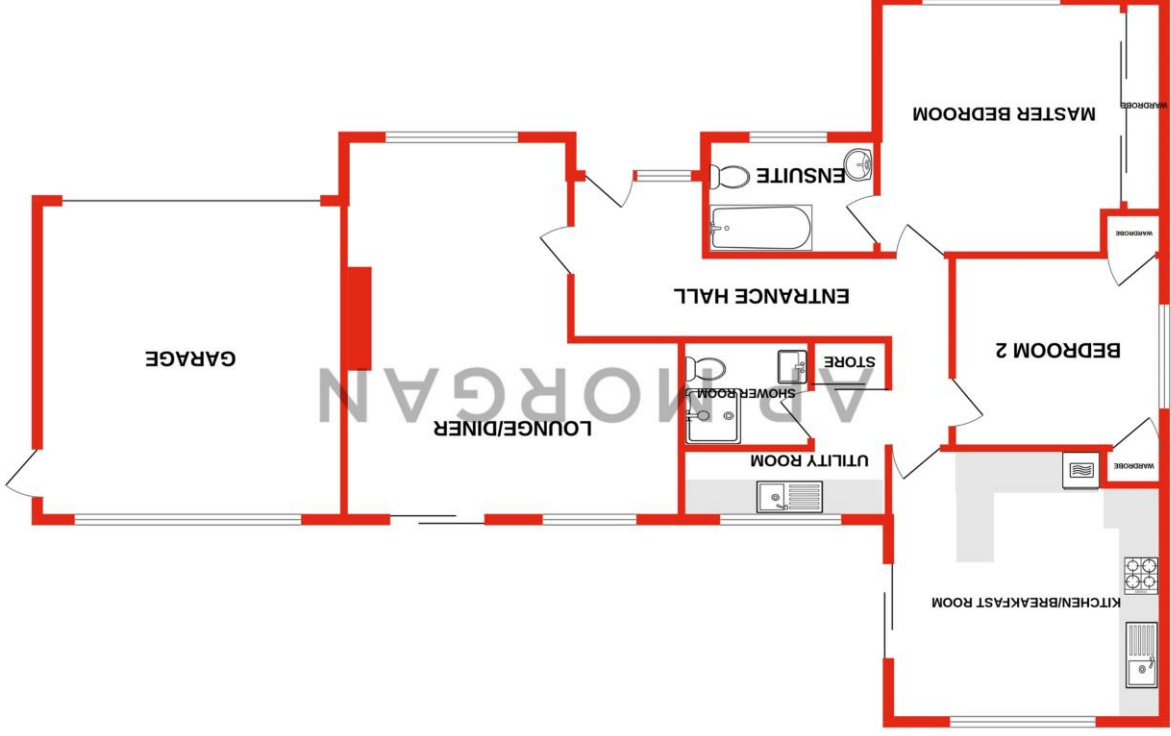
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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  
1368 sq.ft. (127.1 sq.m.) approx

TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.  
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