

A three-story red brick house with a front garden. The house has a dark grey tiled roof and a dark grey door. There are several windows with white frames. The front garden is landscaped with various plants, including a large tree with white blossoms on the left, a tree with pink blossoms on the right, and a large green bush in the center. A small paved area leads to the front door, which is partially covered by a dark tiled awning. The house is surrounded by other similar brick buildings.

**AP MORGAN**

**Patch Lane, Oakenshaw North, Redditch**  
Offers in the region of £250,000

**Features:**

- Four-bedroom end-terraced family home
- Well-fitted kitchen/diner
- Ground floor bedroom, WC and generous cloakroom
- Spacious lounge
- Three double bedrooms
- Well-presented bathroom
- Versatile and private garden
- Off-road parking nearby
- EPC- C

**Description:**

An extensively modernised and well-kept end-terrace home offering four bedrooms, a generous lounge, a ground-floor WC, unallocated off-street parking for multiple vehicles and private positioning in Oakenshaw North, Redditch.

The ground floor of the accommodation comprises: a welcoming entrance hallway with access to a WC, a generous cloakroom, study/bedroom four, a well-fitted and flexible ground floor kitchen/diner with garden access through a glazed door, space for potential dining furniture, a breakfast bar, waterfall countertops, a Belfast sink, integral dishwasher, 5-ring gas hob/triple oven, generous storage cupboards and fittings for an integral fridge/freezer.

The first-floor landing establishes: The spacious lounge of the house with a gas fireplace, and double bedroom three which offers potential space for freestanding furniture.

The second-floor landing presents: Bedroom one is a double with an integrated wardrobe, and bedroom two is a further, generous double also with an integral wardrobe. The bathroom of the property provides a bath/shower, washbasin and WC.

To the rear is a versatile garden split onto three levels, laid to an initial decking area, with a lean-to shelter. This garden features a further slab-paved area with a central space laid to lawn and leads to a further stepped down space laid to a fine stone shingle. This garden features fenced boundaries.



Situated in Oakenshaw North, this property is roughly 3 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**

**Kitchen/Diner** 19'6" x 10'10" (5.94m x 3.3m) Both max

**Study/Bedroom four** 6'5" x 10'4" (1.96m x 3.15m) Both max

**Cloakroom** 6'7" x 6'9" (2m x 2.06m) Both max

**Landing**

**Bedroom three** 13'4" x 10'5" (4.06m x 3.18m) Both max

**Lounge** 19'7" x 10'8" (5.97m x 3.25m) Both max

**Landing**

**Bedroom one** 13'4" x 10'1" (4.06m x 3.07m) Both max

**Bedroom two** 13'4" x 10' (4.06m x 3.05m) Both max

**Bathroom** 5'10" x 6'5" (1.78m x 1.96m) Both max

**EPC Rating:** C

**Council Tax Band:** B (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?

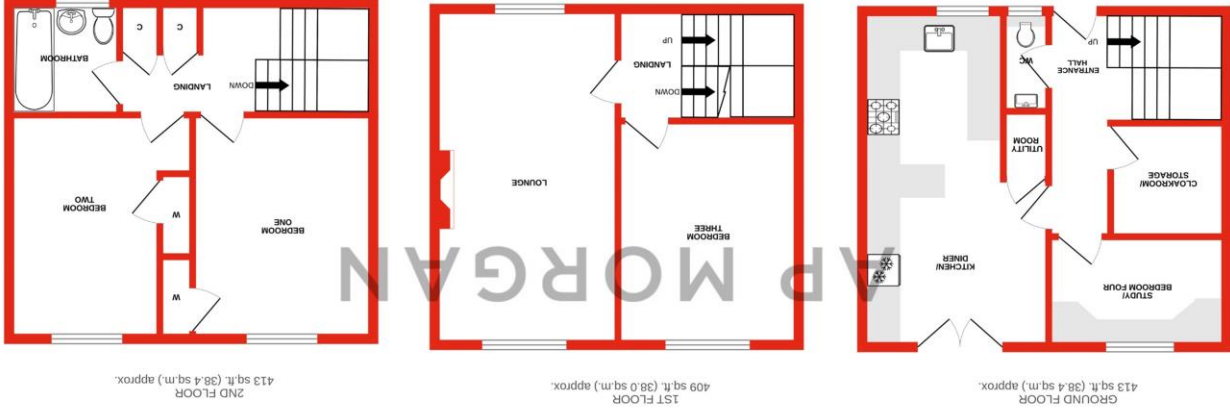
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

TOTAL FLOOR AREA : 1236 sq. ft. (114.8 sq.m.) approx.

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