

**AP MORGAN**



**Mercot Close, Oakenshaw South,**  
Offers in excess of £380,000



**Features:**

- Detached family home
- Flexible living space
- Modern fitted kitchen
- Four bedrooms
- Impressive bathroom and ground floor shower room
- Landscaped rear garden and private driveway
- EPC rating: C

**Description:**

A well-presented, deceptively spacious detached family home, offering four good-sized bedrooms, an impressive bathroom, ground floor shower room and flexible living space. This property is positioned in a quiet area of Oakenshaw South.

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

The ground floor accommodation briefly comprises: A welcoming porch to a spacious hallway, lounge area with feature half-bay window, spacious dining room with views and access to the rear garden and sunroom, fitted kitchen with integrated appliances (gas hob, oven, extractor hood, dishwasher and sink), utility room with space for freestanding appliances, and the modern ground floor shower room.

The first-floor landing establishes: Double bedrooms one and three with space for wardrobes, double bedroom two with fitted wardrobes, good-sized bedroom four with storage space, and the impressive family bathroom providing a bath/overhead shower, wash basin and WC.

To the rear is a beautifully landscaped, yet low maintenance garden with an initial paved patio area, gravel with feature planted borders, and steps rising to a private decking area perfect for outdoor dining or entertaining.

Situated in the desirable district of Oakenshaw South, nearby to local supermarkets, schools and a hospital. This





property is roughly 3.0 mile from Redditch Town Centre, offering an assortment of further amenities in shops, restaurants, bars and entertainment, along with the local bus and railway stations.

#### **Details:**

##### **Entrance Hallway**

**Kitchen** 11' x 7'6" (3.35m x 2.29m)

**Dining Room** 10'2" x 15'9" (3.1m x 4.8m)

**Sun Room** 6'2" x 9'9" (1.88m x 2.97m)

**Lounge** 14'4" x 12'5" (4.37m x 3.78m)

**Utility Room** 6' x 7'8" (1.83m x 2.34m)

**Shower Room** 5'3" x 7'8" (1.6m x 2.34m)

**Bedroom One** 18'6" x 8'1" (5.64m x 2.46m)

**Bedroom Two** 12'8" x 8'4" (3.86m x 2.54m)

**Bedroom Three** 10'10" x 11'2" (3.3m x 3.4m)

**Bedroom Four** 9'6" x 7'2" (2.9m x 2.18m)

**Bathroom** 6'10" x 12'8" (2.08m x 3.86m)

##### **Garage Store**

**EPC Rating:** C

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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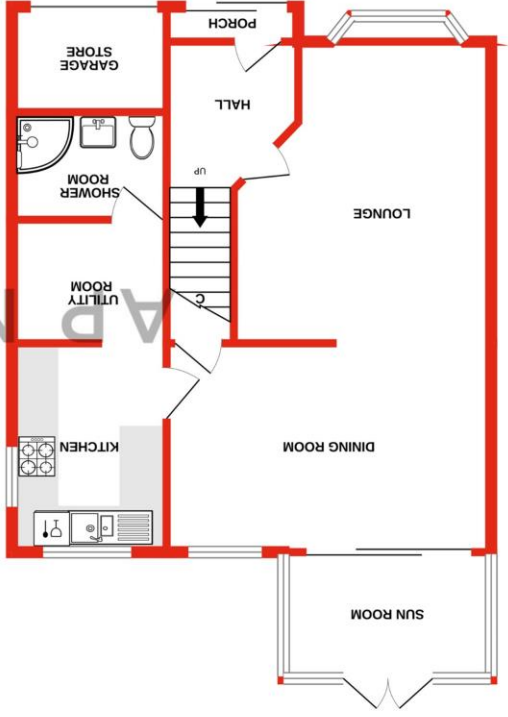
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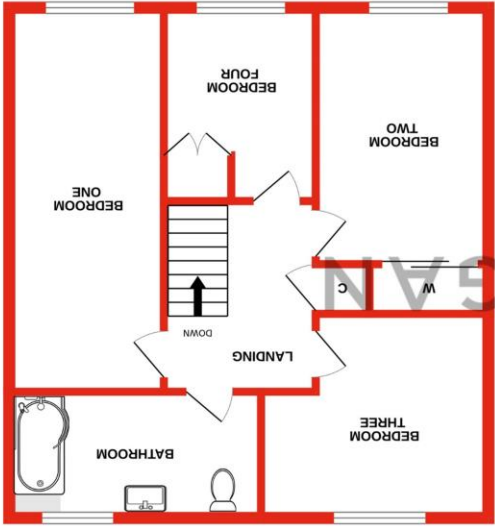
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GROUND FLOOR



1ST FLOOR



While 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.  
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