

**AP MORGAN**



**Stoneleigh Close, Oakenshaw South, Redditch**  
Asking Price £270,000



**Features:**

- Well-presented semi-detached home
- Two bedrooms
- Spacious lounge
- Well-equipped kitchen
- Ample storage through
- Driveway and garage
- Great rear garden
- Local amenities, shops and schools

**Description:**

Welcoming you to this well-presented, modern two-bedroom home offering two bedrooms, a well-equipped kitchen, and a generous lounge space, with the additional benefits of a driveway and garage. It is situated in the sought-after area of Oakenshaw South, Redditch.

On arrival, the property presents a one-car driveway in front of the convenient garage, perfect for additional parking or storage, as well as a small front lawn beside the entrance.

Upon entry, the ground floor leads you into the entrance hall, swiftly followed by the lounge, providing a generous space for comfort and entertainment. Beyond this is the kitchen, offering ample storage space, an integrated dishwasher, fridge-freezer, and oven with a four-burner gas hob and extractor hood. The kitchen also includes a cupboard beneath the stairs, perfect for use as a pantry, space for a dining table, and a door leading to the rear garden.

The first floor leads you across the landing into the first bedroom, a generous double with two large built-in sliding-door wardrobes and two windows allowing plenty of natural light to flow through. The second bedroom is a single room with space for additional furnishings, and the bathroom comprises a toilet, wash basin, and large shower cubicle with room for storage units.

The rear garden is initially paved, with the remainder laid to lawn and bordered by fencing.





Situated within the highly sought-after residential area of Oakenshaw South, the property provides convenient access to local amenities, a choice of restaurants, a supermarket, countryside walks, public transport, and local connections to the M5 and M42 motorways. The property is also located roughly 3.2 miles from Redditch Town Centre and the Kingfisher Shopping Centre.

#### Details:

##### Entrance Hall

**Lounge** 13'4" x 10'3" (4.06m x 3.12m)

**Kitchen** 9'1" x 13'3" (2.77m x 4.04m)

##### Landing

**Bedroom One** 9'5" x 13'3" (2.87m x 4.04m) Both Max

**Bedroom Two** 11'5" x 6'9" (3.48m x 2.06m) Both Max

**Bathroom** 6'3" x 6'2" (1.9m x 1.88m)

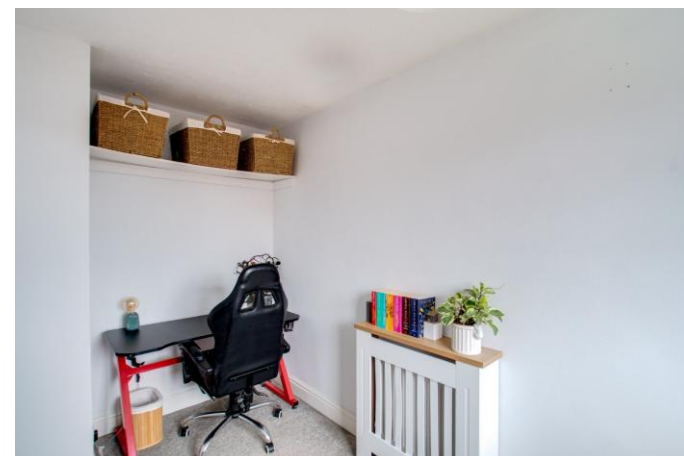
##### Garage

**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.



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Need a mortgage?

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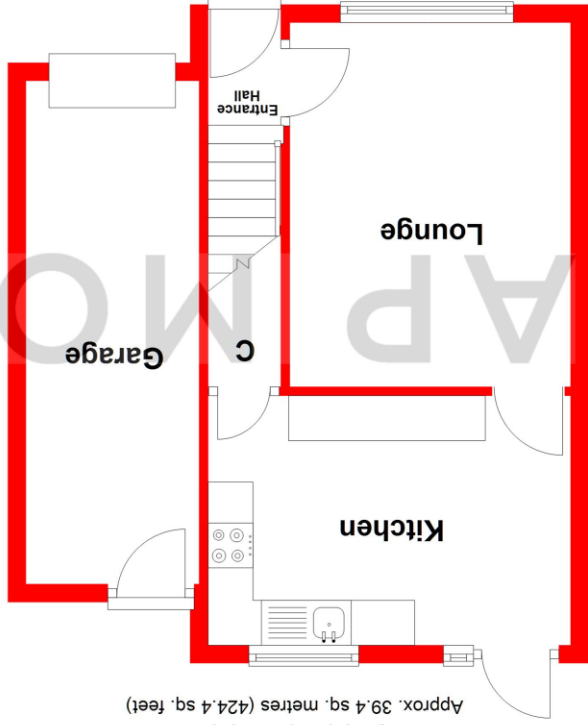
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Identity Checks

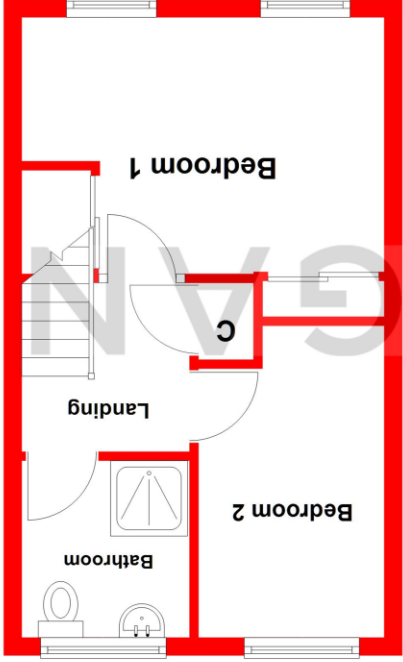
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Ground Floor  
Approx. 39.4 sq. metres (424.4 sq. feet)



First Floor  
Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

Whilst 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 misstatement. 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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