

**Patch Lane**

REDDITCH

Offers In Excess Of:

**£170,000**





# Three Bedroom End Terraced House

## Features.

- THREE BEDROOMS
- FAMILY BATHROOM & GUEST CLOAKROOM
- KITCHEN/DINER
- LOUNGE
- CONSERVATORY
- FRONT AND REAR GARDENS
- COMMUNAL PARKING
- POPULAR LOCATION
- NO ONWARD CHAIN

## Description.

Summary: An ideal opportunity for a first time buyer or as an investment, a three bedroom end of terrace property offered with a good sized lounge, kitchen/diner, conservatory, generous built in storage and situated in the popular location of Oakenshaw, Redditch.  
\*\*No Onward Chain\*\*

Description: A deceptively spacious property, briefly comprising:- An enclosed entrance hall with guest cloakroom and built in storage, a kitchen/diner with front aspect window and rear access to the garden via a covered storage area. A good sized lounge with patio doors to the conservatory. A rising staircase leads to the first floor and offers three well proportioned bedrooms, the family bathroom and generous built in storage.

Outside: The front aspect of the property is approached by a neatly maintained fore garden with a pathway leading to an enclosed porch. The rear garden has a low maintenance aspect with a large paved patio and timber storage. The property has communal parking.

Location: Situated in Oakenshaw, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.



## Room Dimensions.

Room Dimensions:

Kitchen/Diner: 17' 6" x 12' 8" (5.34m x 3.88m) max

Lounge: 11' 3" x 13' 5" (3.45m x 4.10m)

Conservatory: 7' 9" x 8' 6" (2.38m x 2.61m)

WC 4' 11" x 2' 9" (1.50m x 0.84m)

Stairs To First Floor Landing

Master Bedroom: 11' 5" x 9' 9" (3.48m x 2.99m)

Bedroom Two: 11' 4" x 9' 9" (3.47m x 2.98m)

Bedroom Three: 11' 5" x 6' 5" (3.48m x 1.97m)

Bathroom: 5' 10" x 6' 5" (1.79m x 1.98m)

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.





## Patch Lane, Redditch

EPC: C

COUNCIL TAX BAND: B

TENURE: Freehold

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For more information on this house or to  
arrange a viewing please call the Redditch  
office on:

**01527 540 654**

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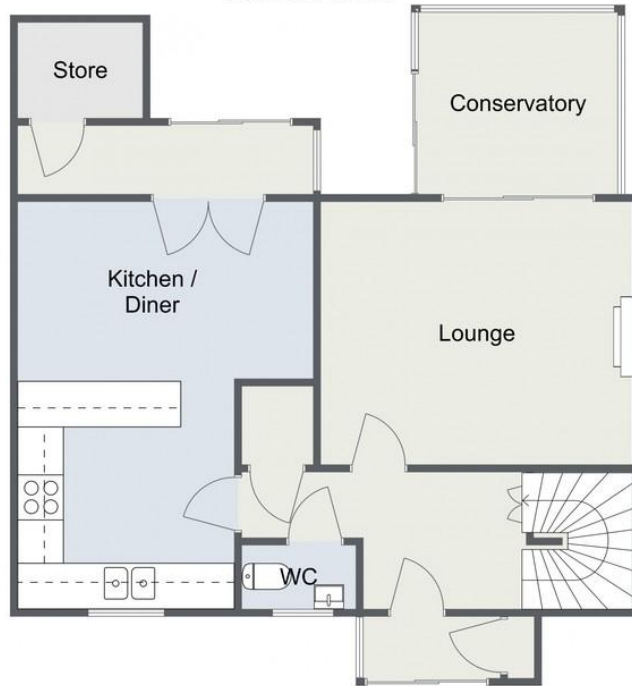
Alternatively, you can scan below to view all  
of the details of this property online.



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373 Evesham Road  
Redditch  
Worcestershire  
B97 5JA

Ground Floor



First Floor



Total Area  
Approx  
101.4 sq m  
1091.5 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not  
represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.