

# Lineholt Close Oakenshaw South B98 7YT



A four bedroom detached home located in this sought after road of Oakenshaw South. Accommodation includes entrance hall, lounge, dining room, kitchen, utility, cloakroom W.C. first floor, four bedrooms and the family bathroom. There is an enclosed, private garden to the rear, Garage to the Front

**NO ONWARD CHAIN**

Redditch Office  
Ref: MOR 4128

## FULL DETAILS

### SCHEDULE OF ACCOMMODATION

This detached property enjoys a desirable location within close proximity to local amenities in this highly sought after residential area of Oakenshaw South. The property briefly comprises; RECEPTION HALL where there are stairs rising to the first floor accommodation and a door radiating in to the LOUNGE which boasts a double glazed bay window to the front elevation and a Feature fireplace with gas fire inset, archway leading through to the DINING ROOM where there are double glazed French doors that lead out to the rear garden. The KITCHEN has a double glazed window overlooking the rear garden and a range of wall mounted and base units with work top over, sink inset with mixer tap over, space and plumbing for dishwasher and space for a range cooker with extractor unit over, under stairs cupboard giving good storage space. The Utility ROOM has wall and matching base units, space and plumbing for appliances under, stainless steel sink with mixer tap over and double glazed door leading to the rear GARDEN. There is a GUEST CLOAKROOM WC which can be accessed from the UTILITY room, door which leads through to the GARAGE. To the first floor, LANDING where doors radiate off to FOUR BEDROOMS, the master benefiting from fitted wardrobes, three further good sized bedrooms, FAMILY BATHROOM.

### SCHEDULE OF ACCOMMODATION

ENTRANCE HALLWAY :

LOUNGE : 3.97 max x 4.99 max (13' max x 16' 4" max )

DINING ROOM : 2.51 x 3.39 (8' 2" x 11' 1" )

KITCHEN : 3.39 x 2.31 (11' 1" x 7' 6" )

UTILITY : 2.40 max x 3.50 (7' 10" max x 11' 5" )

CLOAKROOM W.C. :

LANDING :

BEDROOM ONE : 2.93 x 3.99 (9' 7" x 13' 1" )

BEDROOM TWO : 2.84 x 2.70 (9' 3" x 8' 10" )

BEDROOM THREE : 2.41 x 4.20 (7' 10" x 13' 9" )

BEDROOM FOUR : 2.69 x 2.04 (8' 9" x 6' 8" )

FAMILY BATHROOM :

GARAGE

### OUTSIDE

The property enjoys landscaped rear garden, having paved patio area mature flowering plants with a mixture of fruit trees. Steps lead up to the lawn area, and the garden is enclosed by timber fencing and has gated access to the front of the property. There is driveway parking to the front of the property leading to the garage.

### GENERAL INFORMATION:

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included. All other items are excluded. Some carpets and curtains may be available by separate negotiation with the vendors if required.

#### TENURE

The vendor advises that the property is FREEHOLD

#### VIEWING

Strictly via the agent

#### PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

#### THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

#### FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

#### SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.



TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metronix 02/19





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