



**Perryfields Close, Redditch**  
Offers in Excess of £340,000

**Features:**

- Well extended link detached house
- Generous lounge
- Kitchen & dining room
- Four bedrooms
- Contemporary family bathroom & ensuite to master
- Beautiful gardens
- Driveway, front of garage store & utility room
- EPC - TBC

**Description:**

A fantastic and well extended property offering four good-sized bedrooms and flexible family living space, situated in a popular part of Oakenshaw South, Redditch. In brief the property comprises of: an entrance hallway, generous lounge with feature gas fireplace and surround, dining room with double doors into the rear garden, fitted kitchen offering integrated gas hob double oven and inset sink with separate drainer, large storage cupboard and door through to an office and further utility room. The impressive floor space continues upstairs offering a generous master bedroom with integrated wardrobes and modern en-suite shower room, a double bedroom two also with integrated wardrobes along with a further two well-proportioned bedrooms and a contemporary family bathroom which boasts a modern free standing bathtub and separate shower cubicle. Furthermore, the property benefits from having Karndean flooring throughout the hallway, dining room, master bedroom and en-suite along with double glazing and gas central heating fitted throughout. Outside to the rear situates a well-maintained garden mostly laid to lawn with patio space to the front and decking to the rear with overhead pergola. A side access gate allows entry to the front which provides an enviable driveway offering parking for several cars. Situated in a sought-after location of Oakenshaw South, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) along with good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.



**Details:**

**Entrance hallway**

**Lounge**

12' 9" x 20' 2" (3.88m x 6.14m) max

**Dining Room**

9' 8" x 12' 0" (2.94m x 3.65m)

**Kitchen**

9' 8" x 14' 5" (2.94m x 4.39m)

**Utility room**

9' 8" x 7' 5" (2.94m x 2.26m)

**Office**

11' 6" x 7' 5" (3.50m x 2.26m)

**First Floor Landing**

**Master Bedroom**

10' 0" x 18' 5" (3.05m x 5.61m) max

**Ensuite**

5' 5" x 8' 7" (1.65m x 2.61m) max

**Bedroom Two**

7' 7" x 12' 0" (2.31m x 3.65m) max

**Bedroom Three**

7' 8" x 8' 8" (2.34m x 2.64m)

**Bedroom Four**

7' 8" x 5' 8" (2.34m x 1.73m)

**Family Bathroom**

11' 8" x 8' 8" (3.55m x 2.64m) max

**EPC Rating:**

**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 910 300.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

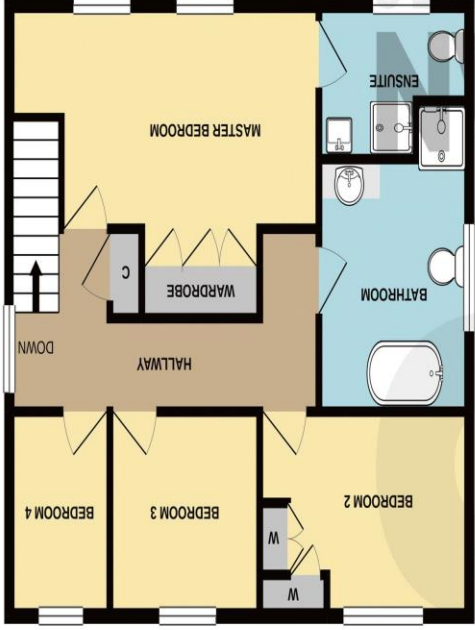
### Need a removal company and storage?

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.

GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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