



**Patch Lane, Redditch**  
Offers in Excess of £180,000

**Features:**

- Four Bedroom End Terraced House
- Spacious Living Accommodation
- Sought-after Location
- Spacious Kitchen/Diner & Lounge
- Downstairs' Bedroom/Second Reception Room
- Downstairs' WC & Separate Bathroom
- Goods-sized Bedrooms & Family Bathroom
- Pleasant Garden & Communal Parking

**Description:**

This Well-presented Four-Bedroom End Terraced House enjoys a pleasant cul-de-sac location set within a desirable residential area of Oakenshaw, providing good access to a choice of restaurants, supermarket, bus route and national highway network.

The layout briefly comprises: Entrance Hallway, Cloakroom/Guest WC, Spacious Kitchen/Dining Room, Good-sized Living Room, Double Bedroom/ Second Reception Room and a Bathroom to the Ground Floor; Master Bedroom, Second Double Bedroom with Fitted Wardrobe, Good-sized Third Bedroom and a Family Bathroom to the First Floor.

The property further benefits from Communal Parking to the Front, Pleasant Rear Garden, Double Glazing and Gas-fired Central Heating System.



**Details:**

**Entrance Hallway**

**Cloakroom/Guest WC**

4' 6" x 3' 0" (1.37m x 0.91m)

**Kitchen/Diner**

18' 3" x 8' 11" (5.56m x 2.72m)

**Living Room**

15' 7" x 10' 7" (4.75m x 3.22m)

**Bedroom Four/Second Reception Room**

12' 11" x 7' 6" (3.93m x 2.28m)

**En-suite Bathroom**

8' 1" x 7' 6" (2.46m x 2.28m)

**Stairs to First Floor Landing**

**Master Bedroom**

14' 7" (max) x 8' 11" (4.44m x 2.72m)

**Bedroom Two**

12' 3" (min. excluding wardrobe) x 8' 10" (3.73m x 2.69m)

**Bedroom Three**

9' 6" x 6' 7" (2.89m x 2.01m)

**Family Bathroom**

6' 0" x 6' 5" (1.83m x 1.95m)

**EPC Rating:** TBC

**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 406956.



## 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 406956, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

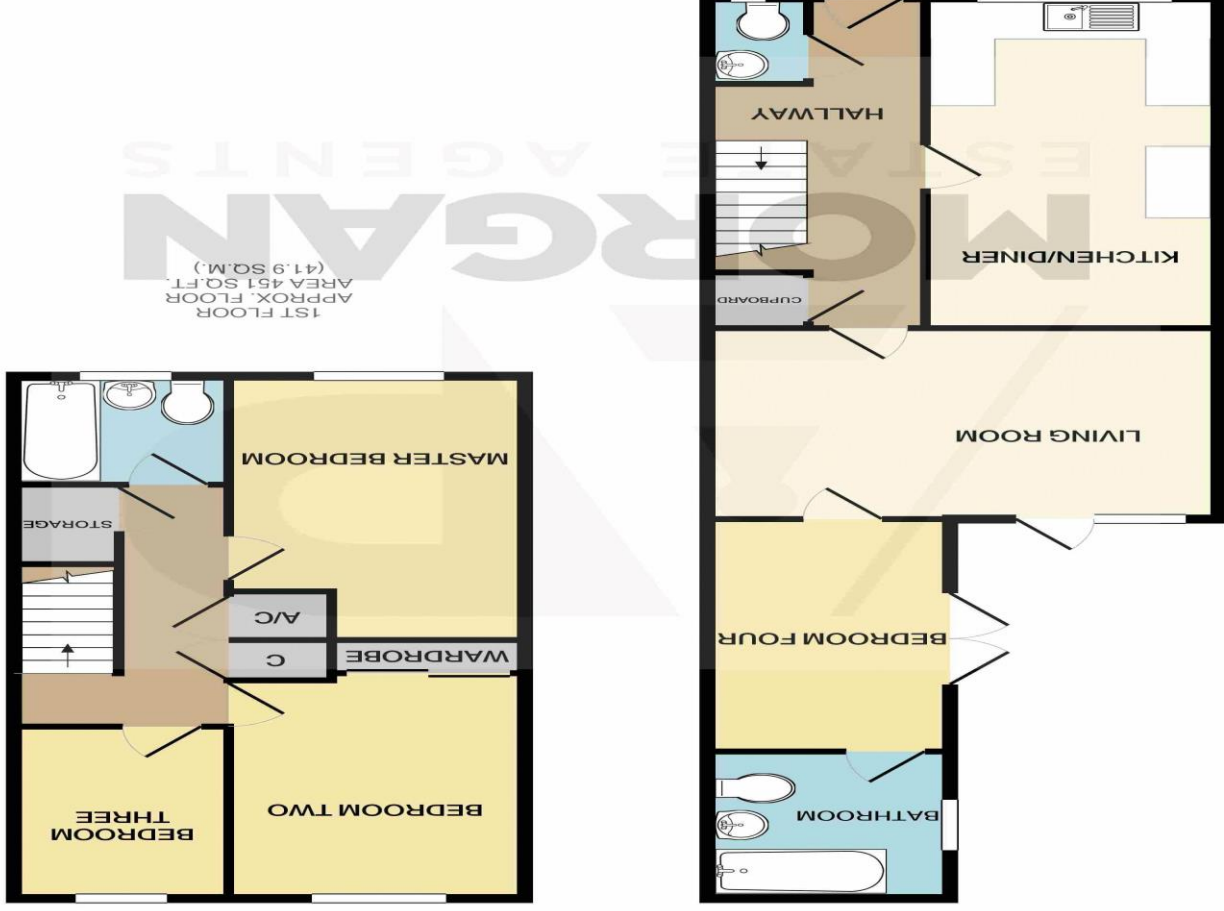
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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### 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.



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