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**Stoneleigh Close, Redditch** Offers in Excess of £210,000

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## Features:

- Two-Bedroom Semi-Detached House
- Side Garage & Private Driveway Parking
- Highly Sought-after Location
- Good-sized Pleasant Rear Garden
- Lounge & Fitted Kitchen/Diner
- Two Bedrooms with Wardrobes
- Fitted Family Bathroom
- EPC rating = tbc

# **Description:**

This Well-presented Two-Bedroom Semi-Detached House with a Side Garage, enjoys a pleasant cul-de-sac location set within a highly sought-after residential area of Oakenshaw South, providing good access to the local amenities, a choice of restaurants, supermarket, bus stope, open countryside and national highway network. The layout briefly comprises: Entrance Hall, Living Room and a Fitted Kitchen/Diner (with Built-in Oven, Hob, Extractor Hood, & Fridge) to the Ground Floor; Master Bedroom (with Built-in Wardrobe), Second Bedroom (with Built-in Wardrobe) and a Family Bathroom to the First Floor. The property further benefits from a Single Side Garage, Private Front Driveway Parking, Pleasant Rear Garden, Double Glazing and Gas-fired Central Heating System.













# **Details:**

**Entrance Hall** 

Living Room 13' 5'' x 10' 3'' (max) (4.09m x 3.12m)

**Kitchen/Diner** 13' 2'' x 9' 1'' (4.01m x 2.77m)

Master Bedroom 13' 2'' (max into recess) x 9' 5'' (4.01m x 2.87m)

**Bedroom Two** 9' 1'' x 6' 9'' (2.77m x 2.06m)

**Family Bathroom** 5' 5'' x 6' 2'' (1.65m x 1.88m)

Single Side Garage (not measured)

EPC Rating: Council Tax Band: (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?

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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.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.

### Solicitor?

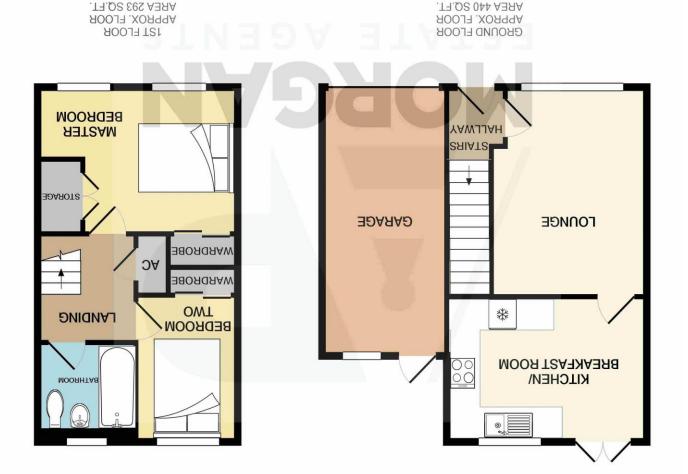
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

#### Seed 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 peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any warranty or representation whatsoever in respect of this property. These details and all statements hould as any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements here and any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements here any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements here any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements here any suthout any respondent or contract. AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working or detaing or the purchasers are advised. AP Morgan is the advised to protect this material. AP Morgan is the advised to protect this material. AP Morgan is the testen and conting or the vendors. Equipment, put measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright or distribution without permission.

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as to their operability or efficiency can be given

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

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

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