



**28 OAKENSHAW ROAD, REDDITCH, B98 7PJ**  
**OFFERS OVER £235,000**



Set in the much requested district of Greenlands. This traditional three bedroom semi-detached home is set in a cul-de-sac location, set just off the main Oakenshaw Road. The property is generally well maintained, but might benefit from some modernising in parts. Comprises; living room, dining room, kitchen, sun room to the rear, three bedrooms, shower room, gardens to the front and rear, driveway and garage.

EPC Rating - TBC

Council Tax Band - C

Tenure- Freehold (subject solicitor confirmation)

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.





### Approach

A block paved driveway leads to main front entrance via the entrance porch, gated access to the side of the property which leads through to the garage. (The agent points out that access to the garage is restricted, so a buyer should satisfy themselves with the access and the purpose/nature of what the garage provides).



### Dining Room

13'1" max x 12'6" max (4.00 max x 3.83 max )  
With fireplace feature and bay window



### Living Room

13'1" max x 11'6" max (4.00 max x 3.51 max)  
with sliding doors out to conservatory/sun room



### Kitchen

9'10" max x 7'10" max (3.00 max x 2.40 max )  
With an array of base and wall units and space for appliances



### Conservatory/Sun room

14'1" max x 7'10" max (4.30 max x 2.41 max)  
with doors from the living room and kitchen and side door into the garden



### Bedroom One

13'1" max x 12'6" max (4.00 max x 3.83 max )



### Bedroom Two

12'5" max x 11'5" max (3.80 max x 3.50 max )



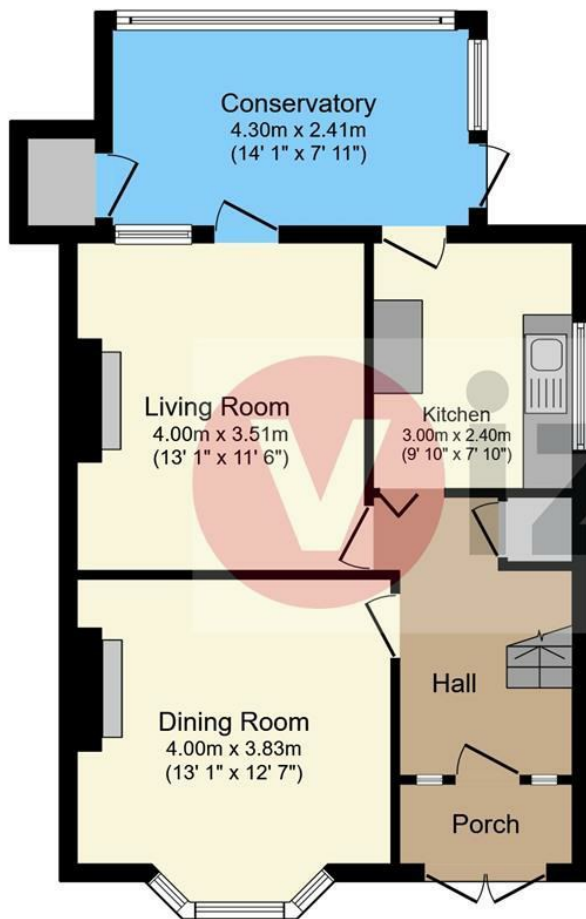










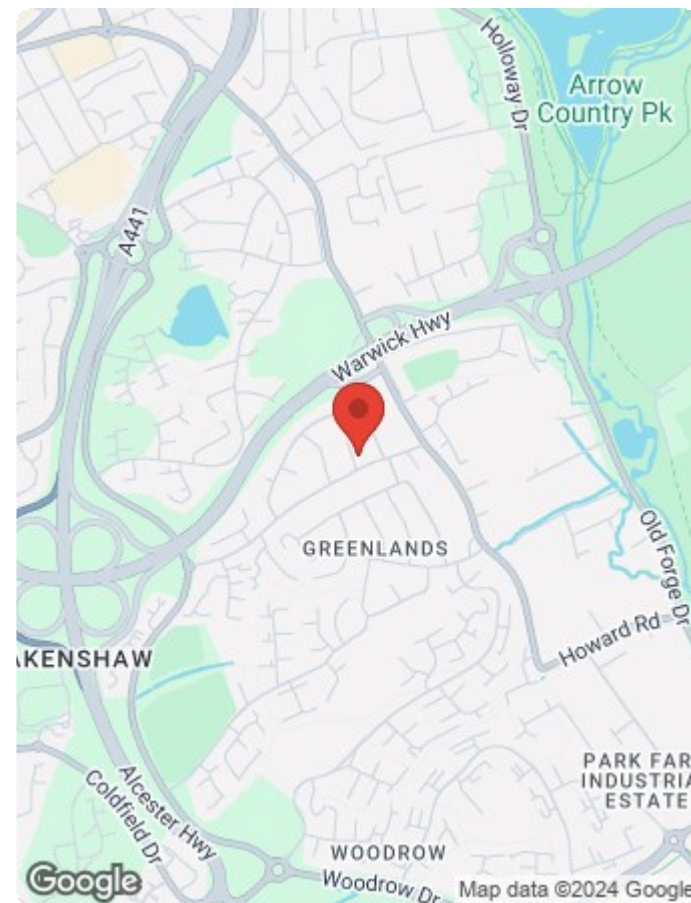


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	