



104 OAKENSHAW ROAD, REDDITCH, B98 7PN
£300,000

SET IN THE POPULAR LOCATION OF GREENLANDS IS THIS SPACIOUS AND EXTENDED THREE BEDROOM, SEMI DETACHED HOME WITH AMPLE LIVING ACCOMODATION THROUGHOUT.

To the front of the property is a block paved driveway offering ample off road parking and access into the garage. The ground floor of the property has been extended to offer a living room to a through dining room, large kitchen and a family room currently used as a home salon. To the first floor are two ample double bedrooms and a good size third bedroom with built in eaves storage, there is also a modern 4 piece bathroom suite. The rear garden offers a patio area, lawned space, further seating area at the back along with a home built summer house which is used as a bar. This property must be viewed to appreciate the over all space and size of accommodation on offer.

EPC - TBC
Council Tax Band - C
Tenure - Freehold (subject to 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 up to the garage, main entrance is via the side recessed porch, and there is a side gate access to the rear garden.



Hall

Stairs to the first floor, door to storage cupboard, and leads off to;

Living Room

12'2" max x 11'0" max (3.71m max x 3.37m max)

Leads through to;



Dining Room

13'3" max x 10'11" max (4.04m max x 3.35m max)

With sliding patio doors leading out to;



Family Room

10'3" max x 7'11" max (3.14m max x 2.43m max)

With sliding patio doors out to the rear garden.



Kitchen/Diner

17'11" max x 8'11" max (5.48m max x 2.74m max)

With side door leading out to the rear garden.



Landing

Leads off to;

Bedroom One

13'4" max x 11'0" max (4.07m max x 3.36m max)



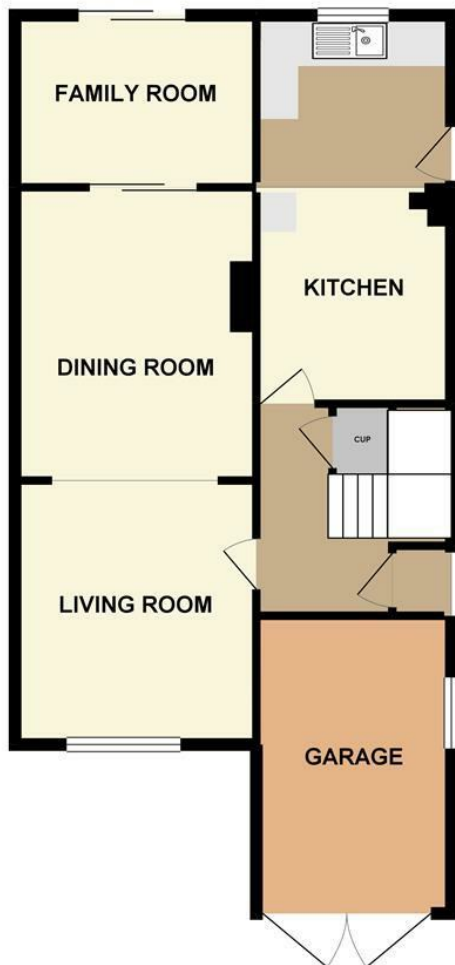
Bedroom Two

12'2" max x 11'0" max (3.71m max x 3.36m max)





GROUND FLOOR 69.58 sq. m.
(748.95 sq. ft.)

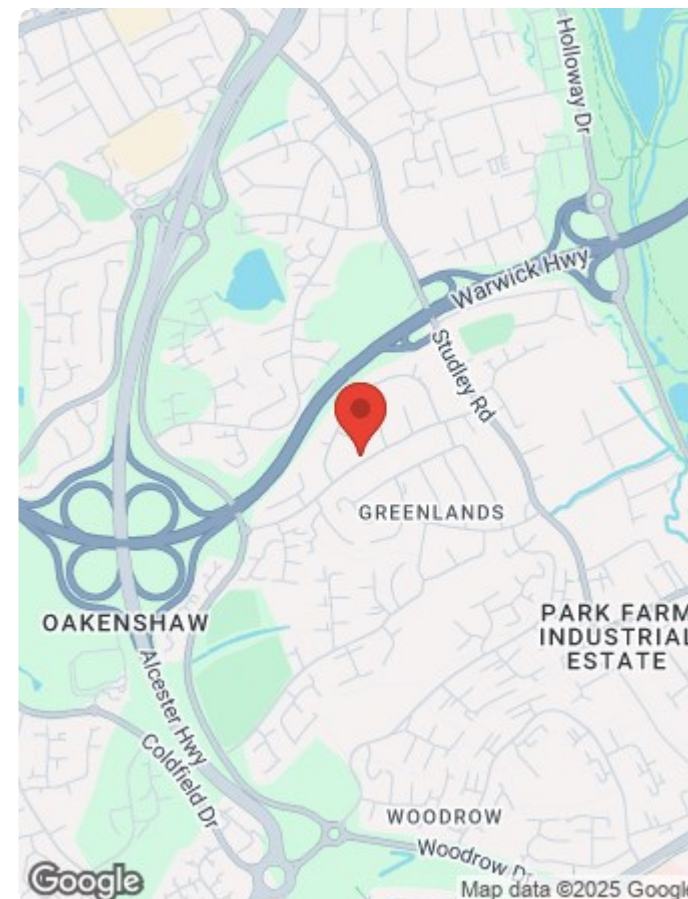


1ST FLOOR 50.59 sq. m.
(544.53 sq. ft.)



TOTAL FLOOR AREA : 120.17 sq. m. (1293.48 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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