



19 OAKRIDGE CLOSE, REDDITCH, B98 9JU
OFFERS OVER £240,000

A VERY WELL PRESENTED TWO BEDROOM SEMI-DETACHED HOME IN THE POPULAR DISTRICT OF CHURCH HILL NORTH!!!

This very well presented home is set in a lovely position with an outlook at the front look over a small green. This impressive property offers; a generous living room with a media wall & LED lighting, kitchen with integrated oven, hob and extractor, TWO DOUBLE BEDROOMS, a lovely modern bathroom, a wonderful recently landscaped rear garden (with a handy covered lean-to area at the side and a raised seating area at the rear), garage & ample driveway. Viewing is strongly advised.

EPC - C.

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 generous driveway leads up to the garage and to the main front entrance via an enclosed entrance porch, with inner door into;



Living Room

17'4" max x 12'11" max (5.30m max x 3.95m max)
With stairs off to the first floor landing, door leads into;



Kitchen

12'11" max x 8'11" max (3.94m max x 2.73m max)
With integrated oven, hob and extractor, door leads out to the rear garden.



Landing

Doors lead off to.

Bedroom One

12'11" max x 9'1" max (3.94m max x 2.79m max)



Bedroom Two

12'11" max x 8'11" max (3.94m max x 2.74m max)
With door to built-in cupboard housing the boiler.



Bathroom

8'7" max x 4'8" max (2.62m max x 1.43m max)



Garage

15'10" max x 8'3" max (4.85m max x 2.53m max)
With double doors to the rear leading out into the rear garden.

Rear Garden

The agent feels this to be a particular feature of this property, having been landscaped by the current owners in recent years. Offers a covered area at the side, paved area with lawn beyond and a further raised seating area at the rear.

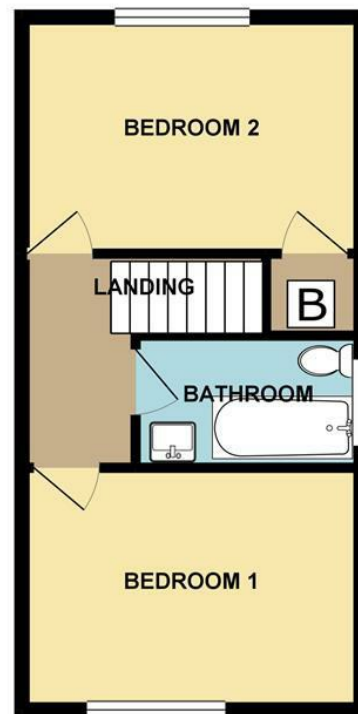




GROUND FLOOR 47.26 sq. m.
(508.67 sq. ft.)

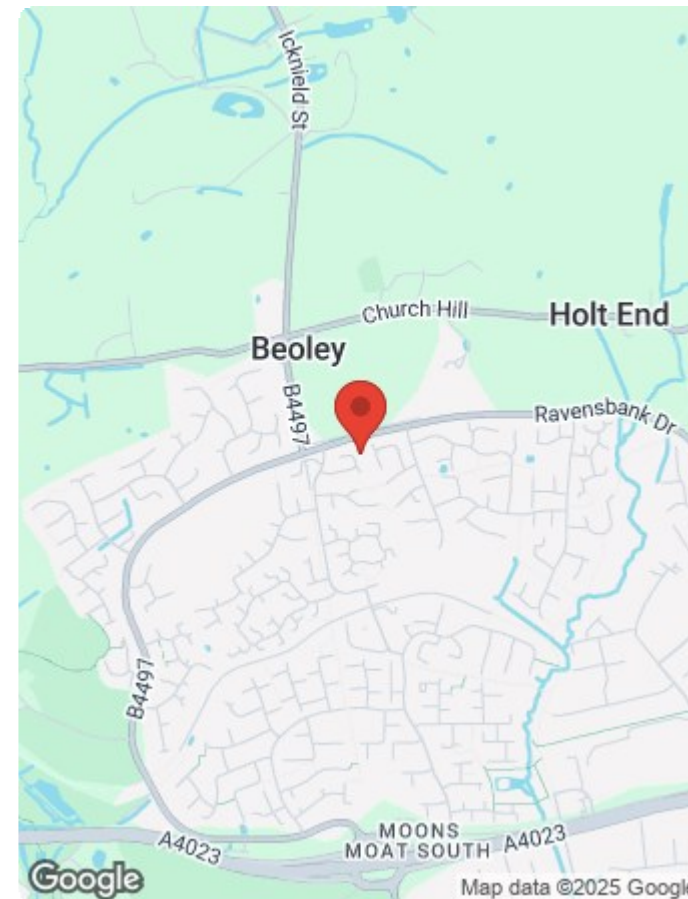


1ST FLOOR 31.65 sq. m.
(340.63 sq. ft.)



TOTAL FLOOR AREA : 78.90 sq. m. (849.29 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.
Made with Metropix ©2025



| 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 | |



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: 01527 584 533

www.vizorestates.com