



**2 OAKDALE CLOSE, REDDITCH, B98 7UW**  
**ASKING PRICE £250,000**

## 2 OAKDALE CLOSE, REDDITCH, B98 7UW

A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME, ON OFFER WITH NO ONWARD CHAIN!

Built & completed in 2018 set on the Wirehill estate in Redditch, this lovely home has been well maintained and as such, internal viewing is essential. This impressive property offers; double driveway to the front along with EV charge point at the side, entrance hall, guest WC, fitted kitchen with integrated oven, hob & extractor, living room/diner, TWO DOUBLE BEDROOMS, lovely bathroom and garden to the rear. Viewing is advised!!

### Approach

There is a double width driveway to the front, main front entrance, at the side there is an EV charge point and side gate access to the rear garden.

### Entrance Hall

With stairs off to the first floor, doors to Guest WC, kitchen and living room/diner.

### Guest WC

With low level WC and corner wash basin.

### Kitchen

9'9" max x 6'7" max (2.99m max x 2.02m max )  
With integrated oven, hob and extractor, space for a fridge freezer, space and plumbing for a washing machine & dishwasher. A wall unit houses the boiler.

### Living Room/Diner

14'2" max x 13'6" max (4.32m max x 4.13m max)  
With door to storage cupboard, double doors lead out the rear garden.

### Landing

With doors off to;

### Bedroom One

13'6" max x 9'2" max (4.13m max x 2.80m max )

### Bedroom Two

10'6" max to wardrobe door x 8'6" max (3.22m max to wardrobe door x 2.60m max)  
With a built-in double wardrobe and further built-in wardrobe.

### Bathroom

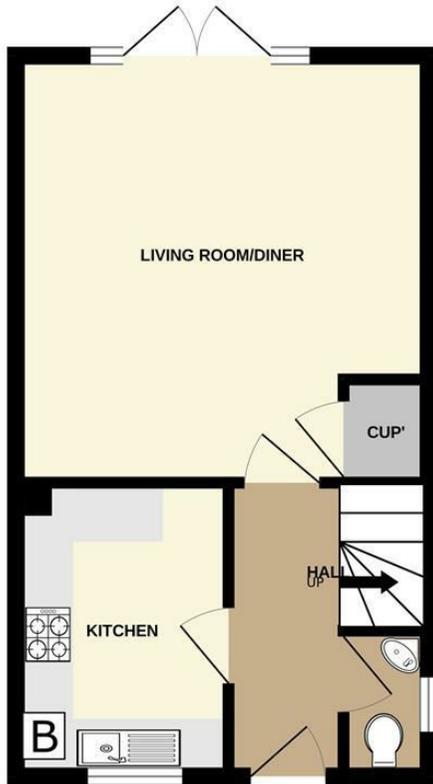
6'6" max x 5'6" max (1.99m max x 1.68m max )

### Rear Garden

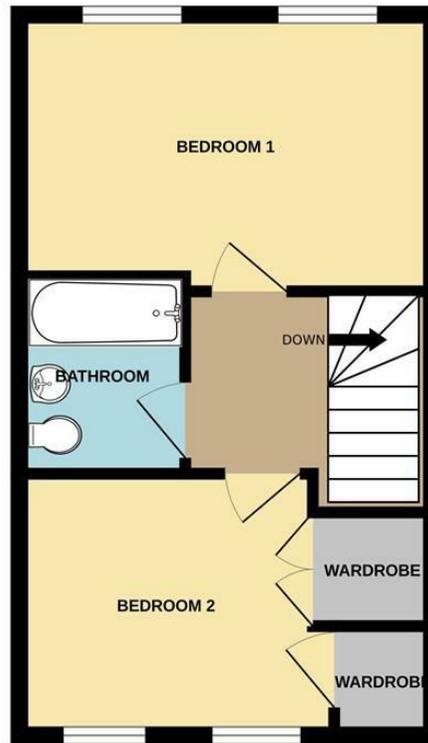
With a paved area and mainly lawn beyond, side gate access.



GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.

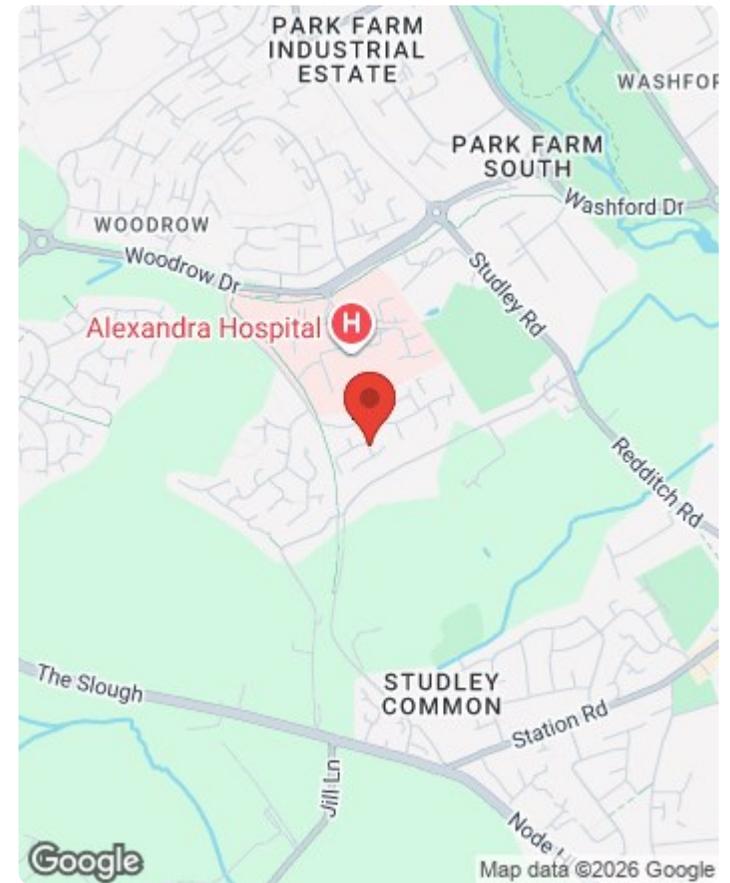


1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.8 sq.m.) 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			97
(81-91) B		83	
(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	



Vizor Estate Agents Ltd  
Company No. 7848499



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

Tel: 01527 584 533 [www.vizorestates.com](http://www.vizorestates.com)

