



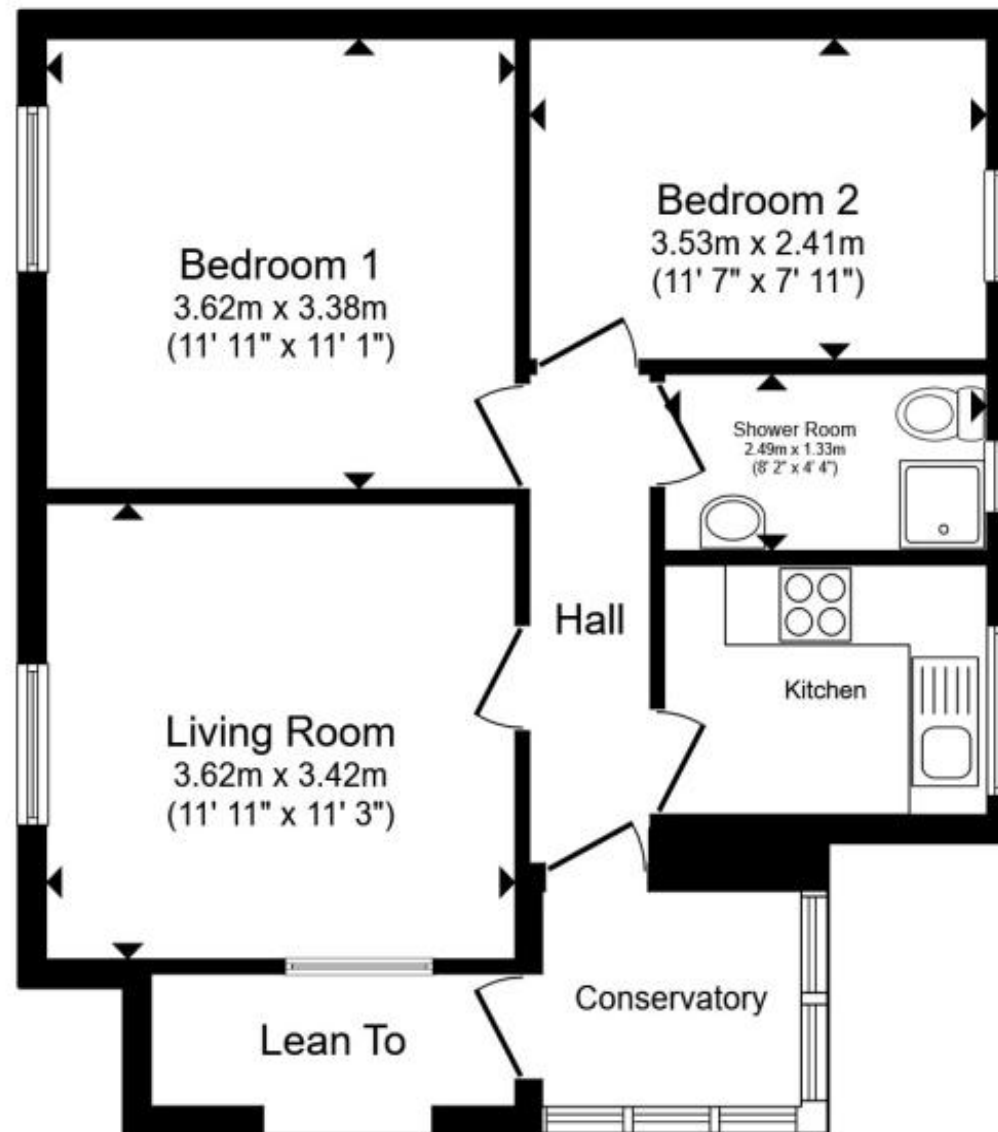
Oakenshaw Road, Redditch B98 7PA

welcome to

Oakenshaw Road, Redditch

*** TWO BEDROOM GROUND FLOOR MAISONETTE *** DRIVEWAY *** BEAUTIFULLY PRESENTED THROUGHOUT *** PRIVATE GARDEN *** TWO GOOD SIZED BEDROOMS *** GREAT LOCATION *** LIVING ROOM *** KITCHEN *** CONSERVATORY ***





Total floor area 54.0 m² (581 sq.ft.) approx

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). Powered by www.propertybox.io

**Driveway
Lean To**

Giving Access to the main property

Living Room

With double glazed windows to the rear and side and a central heating radiator

Kitchen

With a range of wall and base units, a sink/drain, an electric hob and oven, a central heating radiator and double glazed windows to the front

Bedroom One

With double glazed windows to the rear and a central heating radiator

Bedroom Two

With double glazed windows to the front and a central heating radiator

Shower/Wet Room

Wet room with w/c, shower, hand wash basin, a heated towel rail and double glazed windows to the front

Conservatory

With double glazed windows to the front and side

Agent Note

The Council Tax Band for this property is A

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Notes

Please note that there is limited information on the sellers enquiry form due to the nature of the sale



view this property online shipways.co.uk/Property/RDC110640



welcome to

Oakenshaw Road, Redditch

- Ground Floor Maisonette
- Two good sized bedrooms
- Driveway
- Beautifully presented throughout
- Private garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDC110640 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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