



Patch Lane, Oakenshaw, Redditch B98 7XE

Offers In Region Of £185,000

3 1 1



The accommodation internally comprises of entrance hallway with built in storage and stairs rising to first floor leading off, guest WC, kitchen with a range of fitted wall and base units and breakfast bar, open plan dining lounge with patio doors to garden, first floor landing with ample built in storage, master bedroom, second double bedroom, third bedroom of single use and the bathroom, with shower over bath.

Externally, the property offers brick-built storage cupboard to the front and a rear store room. The garden is low maintenance with decked patio and lawn with paved footpath within fenced boundaries with a rear access gate.

Store - 2.4m x 1.62m (7'10" x 5'3")

WC - 1.39m x 0.84m (4'6" x 2'9")

Lounge Kitchen Diner - 8.96m x 4.8m (29'4" x 15'8") max

Stairs To First Floor Landing

Master Bedroom - 5.28m x 2.7m (17'3" x 8'10") max

Bedroom 2 - 4.47m x 2.74m (14'7" x 8'11") max

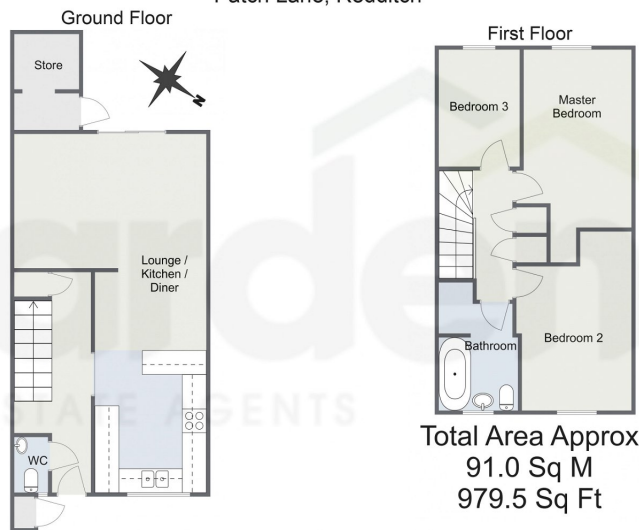
Bedroom 3 - 2.93m x 2.02m (9'7" x 6'7")

Bathroom - 1.97m x 3.2m (6'5" x 10'5") max

Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.



Patch Lane, Redditch



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Mid-Terrace Property
- Open Plan Kitchen and Lounge/ Diner
- Low Maintenance Rear Garden
- No Upward Chain
- Three Bedrooms
- Bathroom with Shower Over Bath
- Ample Storage



Energy performance certificate (EPC)

89, Patch Lane REDDITCH B98 7AE	Energy rating C	Valid until: 8 May 2029
		Certificate number: 0143-2861-8856-9301-0351

Property type: Mid-terrace house
Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information on this house or to arrange a viewing please call the office on:
01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

