



# Patch Lane, Oakenshaw, Redditch B98 7XE

Offers In Region Of £185,000

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A well-presented mid-terrace property with two double bedrooms, located in Oakenshaw. This home offers spacious accommodation, a pleasant rear garden, and ample off-road parking for residents.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a spacious lounge with patio doors opening to the garden, and a modern kitchen/diner with built-in storage and garden access. The kitchen is equipped with a variety of wall and base units, including an integrated double oven and gas hob. Upstairs, the first floor landing offers built-in storage and leads to the master bedroom, a second double bedroom, and a bathroom complete with a shower over the bath.

Outside, the property boasts a pleasant rear garden, primarily laid to lawn with a paved patio and footpath, gravelled beds, and a built-in store with external access, all enclosed within fenced boundaries. Additionally, there is another storage area accessible from the front of the property.

Situated in Oakenshaw, the nearby town of Redditch offers easy access to motorway links (M42, Jct 2&3) and there are good rail and bus links. There are also excellent leisure facilities along with cultural attractions, and the Kingfisher Shopping Centre.

**Store** - 1.78m x 0.81m (5'10" x 2'7")

**Lounge** - 4.06m x 3.27m (13'3" x 10'8")

**Kitchen/Diner** - 5.93m x 3.22m (19'5" x 10'6") max

**Stairs To First Floor Landing**

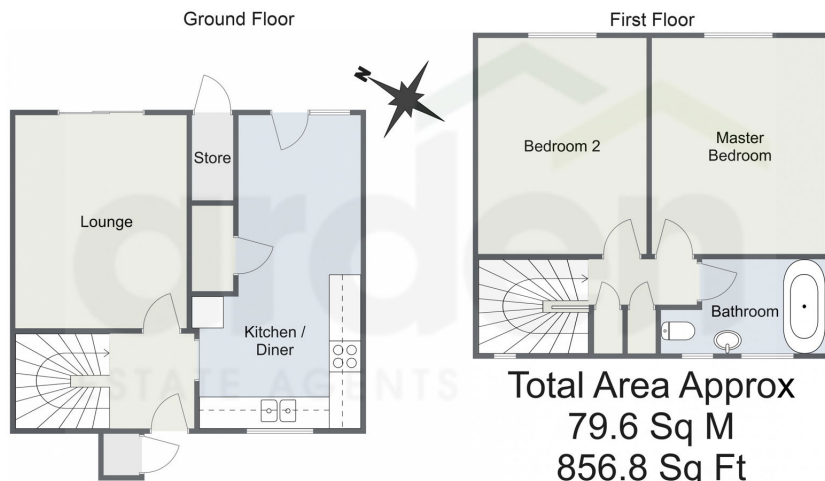
**Master Bedroom** - 4.11m x 3.3m (13'5" x 10'9")

**Bedroom 2** - 4.11m x 3.21m (13'5" x 10'6")

**Bathroom** - 3.13m x 1.79m (10'3" x 5'10") max



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.

- Well-Presented Mid Terrace
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen/ Diner
- Pleasant Rear Garden
- Ample Storage



**Energy performance certificate (EPC)**

106, Patch Lane REDDITCH B98 7JZ	Energy rating <b>E</b>	Valid until: 13 August 2029
Property type Mid-terrace house		Certificate number: 8401-6028-8885-6697-9996
Total floor area 76 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 E. 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		
55-68	D		
39-54	E	← 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.

