



**Oswestry Close, Redditch**

**Offers Over £440,000**



**Coming Soon!**

**Tenure: Freehold**



# Oswestry Close, Redditch

## DESCRIPTION

A rare opportunity to acquire this well-presented, four bedroom detached house, ideally located in the ever popular area of Walkwood.

The property briefly comprises an entrance porch and welcoming hallway, leading to a spacious lounge, well-appointed kitchen/diner with access to the family room, adjoining utility room and useful storage/garage space. To the first floor, the property boasts four bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from a spacious driveway providing ample off-road parking and a well-sized, private rear garden.

Walkwood is a popular and well-established residential area of Redditch, offering a pleasant setting that is particularly appealing to families and commuters. The area benefits from a range of local amenities, schools and green spaces, while Redditch Town Centre is within easy reach, providing a wider selection of shops, restaurants and leisure facilities. Excellent transport links are also close by, with Redditch Train Station offering direct services to Birmingham, while the M42 and M5 motorways are easily accessible for onward travel.

Approximate room dimensions and total floor area are included within our floor plan. Please note these are maximum dimension within each room.

Construction: This property is understood to be of standard construction. This should be verified by legal advisers or a RICS Building Surveyor, prior to purchase.

Tenure: Understood to be Freehold

Energy Performance Rating: Pending

Local Authority: Redditch Borough Council

Council Tax Band: D

Hunters are pleased to offer the following services:

Residential Lettings: If you are considering renting your property, we offer a bespoke comprehensive range of services including Rent Guarantee for total peace of mind.

Want To Sell Your Property ? Call Edward or Charlotte on 01527 60889

Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>                                              |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>                                                |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>                                                |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>                                                |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>                                                |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>                                                |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>                                                 |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales                                                 |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Redditch Office on 0152760889 if you wish to arrange a viewing appointment for this property or require further information.

Mason House 96 Evesham Road, Redditch, B97 5ES

Tel: 0152760889 Email:

redditchsales@hunters.com <https://www.hunters.com>



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