



**Johnsons**  
PROPERTY CONSULTANTS

35 Patch Lane, Redditch  
Guide Price £200,000



## 35 Patch Lane

Redditch, Redditch

A well established Three/Four Bedroom end terraced home in the popular area of Oakenshaw Redditch. No Chain/First-Time Buyer Opportunity/Buy to Let Opportunity (5.7% Return on Investment) | Enclosed Rear Garden | Off-Road Parking | Popular Residential Estate Location | EPC = D.

### Accommodation

Approaching from the front Porch, a UPVC front door leads into the entrance hall which comprises of an Under stairs office, guest WC and stairs up to the first floor landing. From the ground floor entrance hall you can enter a spacious Kitchen Dining room and living room.

The living room enjoys ample space for a large corner sofa. Patio doors lead to the rear garden.

The kitchen features a range of, fitted cupboard units, a cooker, extractor fan and sink/ drainer. There is also a side entrance into a large Utility/Storage room From the Kitchen.

Upstairs, the primary bedroom is currently split into two bedrooms so currently being used has a four bedroom home. There is also a spacious bedroom which accommodates a double bed, wardrobe/cupboard units and a window overlooking the front of the property. One single bedroom and a family bathroom.

### Outside:

To the front of the house, Low maintenance front garden with a paved pathway to the front door. The enclosed rear garden is paved with slabs and a rear access gate.



Important Notes:

Planning enquiries concerning the property and surrounding area can be made with Redditch District Council at

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

Environmental enquiries concerning the property and surrounding area can be made with Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and general information can be found at

[www.google.com/earth](http://www.google.com/earth)

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with [bt.com](http://bt.com)

Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property.

Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order.

Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

Please note that offers made on this property may be qualified by our mortgage broker, in order to demonstrate due diligence on behalf of our clients. For an indication of possible mortgage products available, please go to <https://www.johnsons-property.com/pages/mortgages>. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Council Tax band: B

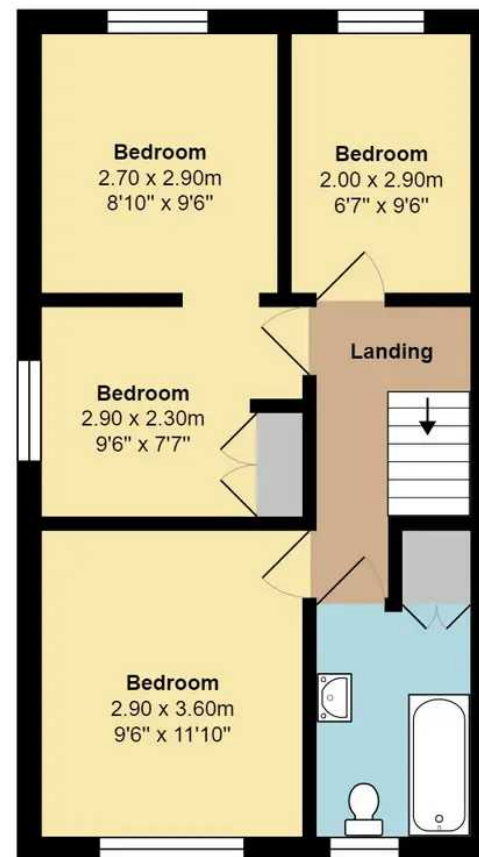
Tenure: Freehold



## 35, Patch Lane, Redditch, B98 7XG



Ground Floor



First Floor

Bathroom  
2.00 x 2.50m  
6'7" x 8'3"

Total Approx Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup> (excluding utility room)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



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