oulsnam







12 Laburnum Close, Redditch, B98 7DX

EPC: D

NO ONWARD CHAIN This particularly spacious three bedroom semi detached home is well located for access to a range of local facilities, including local shops on Mount Pleasant and excellent road transport links. The property enjoys an elevated plot with a large garden to the rear.
EP RATING: D
COUNCIL TAX BAND: B

LOCATION:

Situated in a residential cul-de-sac in Southcrest, 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 and eateries, along with cultural attractions, and the Kingfisher Shopping Centre

SUMMARY OF ACCOMMODATION:

Upon entering the home, you are welcomed by a useful entrance porch where there is a door that opens into the lounge.

The open-plan lounge has laminate flooring and a large window to the front allows natural light to flood the room. The staircase rises neatly to the first-floor accommodation and benefits from a useful under stairs storage cupboard beneath. This room then flows seamlessly into the rest of the ground floor.

To the rear of the house lies a contemporary dining kitchen. This modern space benefits from a range of high-gloss units, ample workspace, and space for appliances. A double glazed door leads out to a separate utility area which offers additional storage and houses the laundry appliances, while a conveniently located guest WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms.

The recently refurbished family bathroom is fitted with a contemporary white suite, including a bath with shower over, WC, and wash basin inset to a vanity unit.

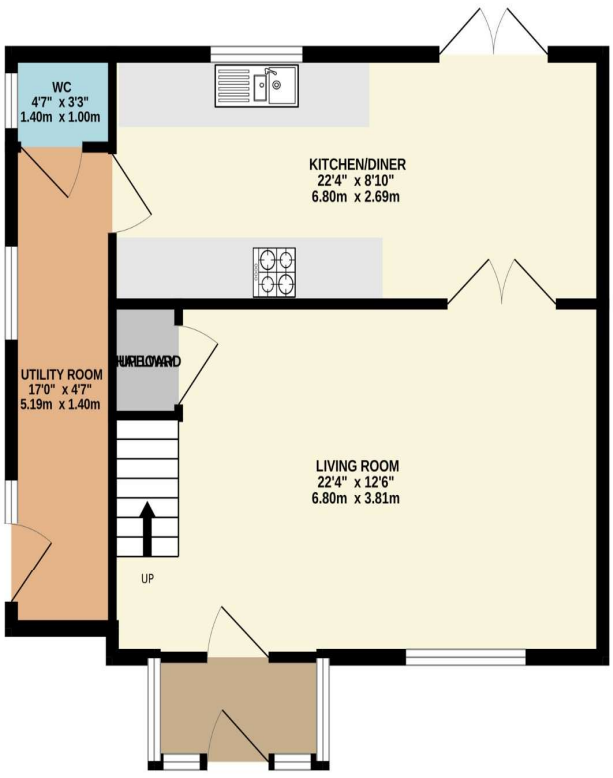
To the front of the property, there is communal parking available, providing convenient access for residents and visitors alike.

Accessed directly from the dining kitchen, the rear garden is of a generous size. Stepping out onto an initial raised decking area, there's plenty of space for outdoor dining furniture, making it an ideal spot for enjoying summer meals or relaxing in the sun. Steps lead down from the decking to a generous lawned area and the garden is enclosed by mature trees and fencing, providing a high degree of privacy and a secluded atmosphere rarely found in such a convenient location.

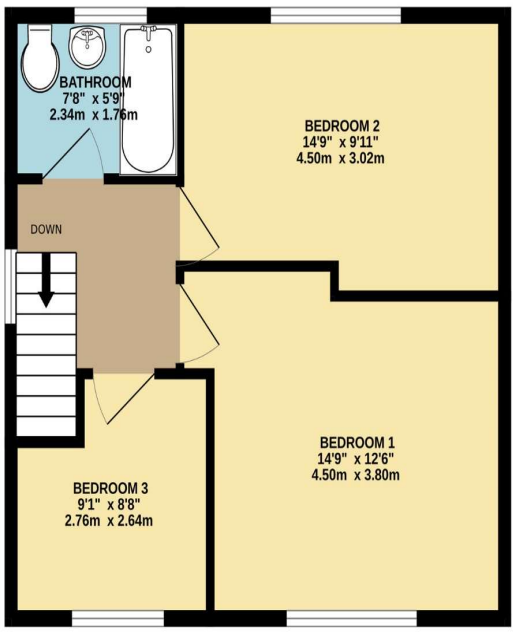




GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.
Made with Metropix ©2025









THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

10a Church Green East, Redditch, B98 8BP

Tel: 01527 584499 | redditch@oulsnam.net