

**Redditch Office - 10a Church Green East, Redditch, Worcestershire, B98 8BP.  
01527 584 499 - redditch@oulsnam.net**

16 April 2019

**PLEASE FIND ATTACHED YOUR DRAFT PARTICULARS FOR YOUR APPROVAL.  
YOUR URGENT ATTENTION WOULD BE MUCH APPRECIATED.**

**Re: 65 Southcrest Road, Lodge Park, Redditch**

Under the Consumer Protection Regulations, it is most important that you thoroughly check the particulars to ensure they are factually correct. We can pass opinion in limited cases but must be able to verify any statement of fact. It is not possible therefore to include information where we do not have full documentary evidence on file.

Should you wish to make any amendments, please do so on the attached copy and then sign the Validation Certificate and return it to us.

Please note, all items of fixtures and fittings stated in the particulars as included, must be left. It will not be possible to take any of the items out at a later date. Therefore, please do not include any item which you may wish to take. All items with working parts such as central heating, immersion heater, gas and electric fires, extractor fans and kitchen appliances must be in working order both at the present time and on completion. Would you please therefore exclude any item not working and notify us immediately, if any item ceases to work during the course of the sale.

If any item is being purchased on H.P. or similar finance arrangements then we would need to mention this as it cannot be included. Please advise us if there are any such items.

If you have any queries at all, please do not hesitate to contact us otherwise, we would be grateful of your prompt reply in order that we can launch the sale of your property and produce your sales brochures.

We look forward to hearing from you at your earliest opportunity.

Yours sincerely

**ROBERT OULSNAM AND COMPANY**



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property  
professionalism  
worldwide

Regulated  
By the  
**RICS**



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Please check your draft particulars we have prepared for you.  
Please sign, date and return the validation certificate below as soon  
as possible in order for us to market your property.

**CONSUMER PROTECTION REGULATIONS VALIDATION CERTIFICATE**

The Consumer Protection Regulations requires estate agents to ensure that sales particulars are true and accurate. If the draft sales particulars and advertisement are inaccurate in any way please return them with any necessary amendments. If any of the information in the sales particulars or advertisement change in the future, it is important you notify us.

Please return this confirmation as soon as possible, as we will not be able to market your property until we receive this form back and signed by you.

**SELLERS CONFIRMATION**

I/We confirm the sales particulars and advertisement are a true and accurate representation of the property, and the estate agent will be notified of any changes.

I/We confirm the estate agents will be notified of the removal of any fixtures or fittings mentioned in the sales particulars.

Signed .....

Name: .....

Dated .....

Property Address: 65 Southcrest Road LODGE PARK Redditch



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PRODUCE OUR HIGH QUALITY GLOSSY BROCHURES**

## **DRAFT PARTICULARS**

PRINTED ON 16 April 2019

65 Southcrest Road, Lodge Park, B98 7JH

### **Offers in Excess of £275,000**

ROBERT OULSNAM & CO ARE PROUD TO OFFER FOR SALE this extended detached dormer bungalow which occupies a large corner plot in this popular cul de sac location. The accommodation comprises; reception hall, lounge with balcony, open plan dining kitchen, bathroom, shower room and two double bedrooms. There are two further double bedrooms to the first floor. The property further benefits a tandem garage.

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This much extended detached dormer bungalow offers deceptively spacious and flexible accommodation and has no onward chain. The property is in need of modernisation and occupies a generous corner plot in this popular residential location. Southcrest Road is ideally placed for schooling, local shops and road transport links, a choice of supermarkets and a retail park close by, as well as a short drive into Redditch town centre.

## SUMMARY:

- \* An initial Entrance Lobby gives access to a Shower Room and steps rise to the Reception Hall which has laminate flooring;
- \* The Lounge has a brick feature fireplace and feature picture windows with a door that leads out to a balcony;
- \* The Kitchen has a range of base, wall mounted and feature display units with space for appliances. There is a feature sun tunnel in the ceiling;
- \* The Dining Room is open plan from the kitchen and is of a generous size. There are dual aspect windows and doors which access two aspects of the rear garden;
- \* There are two double bedrooms to the ground floor, the one having fitted wardrobes;
- \* The Family Bathroom is also situated on the ground floor;
- \* To the first floor is a Gallery Landing with eaves storage and a window which overlooks the rear garden;
- \* There are two further bedrooms to the first floor;
- \* The garden wraps around the property and offers potential to further extend (subject to relevant planning permission)
- \* There is an initial verandah with roof and the remainder of the garden is laid to lawn with mature trees and shrubs offering a high degree of privacy;
- \* The Tandem Garage can be accessed from the garden and this gives further access to both the Utility Room and the Boiler Room;
- \* There is a driveway to the front of the property;

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## SCHEDULE OF ACCOMMODATION:

Reception Hallway

Shower Room

1.54m x 1.65m (min) (5' 1" x 5' 5")

Lounge

3.89m x 3.98m (max) (12' 9" x 13' 1")

'L' Shaped Kitchen/Dining Area

Kitchen

02.11m (max) x 6.67m (6' 11" x 21' 11")

Dining Area

3.10m x 4.84m (10' 2" x 15' 11")

Bathroom

1.67m (max) x 3.01m (5' 6" x 9' 11")

Bedroom Four

2.71m x 4.15m (8' 11" x 13' 7")

Bedroom Three

3.89m x 3.38m (to Wardrobe) (12' 9" x 11' 1")

Landing

Bedroom Two

4.50m x 2.28m (max) (14' 9" x 7' 6")

Bedroom One

3.76m x 4.33m (12' 4" x 14' 2")

Garage

2.75m x 8.75m (9' 0" x 28' 8")

Utility

1.95m x 2.70m (6' 5" x 8' 10")

Boiler Room

2.09m x 2.04m (6' 10" x 6' 8")

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