



## Oxford Road, Acocks Green

**£325,000**

- A PERIOD PROPERTY WITH ORIGINAL FEATURES
- THREE RECEPTION ROOM
- LEAN TO WITH W.C
- FIRST FLOOR BATHROOM
- CENTRAL HEATING
- OFFERING NO CHAIN
- KITCHEN
- FOUR BEDROOMS
- PARTIALLY DOUBLE GLAZED
- FRONT & REAR GARDENS



A spacious, semi detached period property on a desirable road near to the centre of Acocks Green - NO ONWARD CHAIN. This lovely property is full of character and retains many original features - a complete blank canvas for the right person to make their home. Comprising porch, grand entrance hall, three separate reception rooms and kitchen to the ground floor. Upstairs there are four double bedrooms and the bathroom. Further benefiting from central heating, double glazing (where specified) and gardens to the front and rear.

### FRONT

Approached via a small foregarden with low wall to perimeters, flower and shrub borders, path leading to solid wood door into;

### ENCLOSED PORCH

Minton tiled floor, cupboard housing gas meter, wall mounted electric meter and fuse board, stain glassed hardwood glazed door into;

### ENTRANCE HALL

Stairs to the first floor, radiator, Minton tiled flooring, ceiling light and power points, doors leading into;

### LOUNGE

**12'3 x 15'4 (into bay) (3.73m x 4.67m (into bay))**



Single glazed, stained glass bay window to the front, two further single glazed, stained glass windows to the side, two radiators, feature fireplace with tiled hearth, surround and open fire, exposed wooden flooring, ceiling light and power point.

### RECEPTION ROOM

**11'2 x 17'3 (3.40m x 5.26m)**



UPVC double glazed patio door and window to rear garden, radiator, wall mounted gas fire, ceiling light and power points.

### RECEPTION ROOM

**10'7 x 9'10 (3.23m x 3.00m)**

Double glazed window to rear, radiator, ceiling light and power point, sliding door into;

### KITCHEN

**7'10 x 10'10 (2.39m x 3.30m)**



Being fitted with a selection of eye level, base and drawer units with work tops over incorporating stainless steel sink and drainer unit with taps over and tiling to splashbacks. Space and plumbing for appliances, ceiling light and power points.. Double glazed window to side and UPVC double glazed door to;

### LEAN TO

**8'2 (max) x 27'9 (2.49m (max) x 8.46m)**

Single glazed windows to the side, tiled flooring, ceiling light and power points, hardwood door to the front, hardwood glazed door to the rear garden and further doors into;

### W.C

**3'2 x 4'8 (0.97m x 1.42m)**

High level flush W.C and wall light point.

### STORE

**7'1 x 4'8 (2.16m x 1.42m)**

Wall light point.



**STORE**  
**3'2 x 4'8 (0.97m x 1.42m)**

Wall light point.

**LANDING**

Radiator, ceiling light and power points, doors into;

**BEDROOM ONE**  
**15'10 x 11'3 (4.83m x 3.43m)**



Two single glazed, stained glass windows to the front, radiator, built in wardrobes, ceiling light and power points.

**BEDROOM TWO**  
**12' x 11'2 (3.66m x 3.40m)**



Double glazed windows to the rear, radiator, feature fire surround with tiled open fire, ceiling light and power points.

**BEDROOM THREE**  
**9'11 x 10'8 (3.02m x 3.25m)**

Double glazed window to the rear, radiator, ceiling light and power points.

**BEDROOM FOUR**  
**11' x 8'2 (3.35m x 2.49m)**



Opaque double glazed window to the side, radiator, ceiling light and power points.

**BATHROOM**  
**6'6 (max) x 14'11 (1.98m (max) x 4.55m)**



Being fitted with a three piece suite comprising; panelled bath, vanity wash hand basin and low level flush W.C. Two opaque double glazed windows to the side and rear, radiator, airing cupboard housing 'Potterton Gold Combi' boiler and ceiling spotlights.

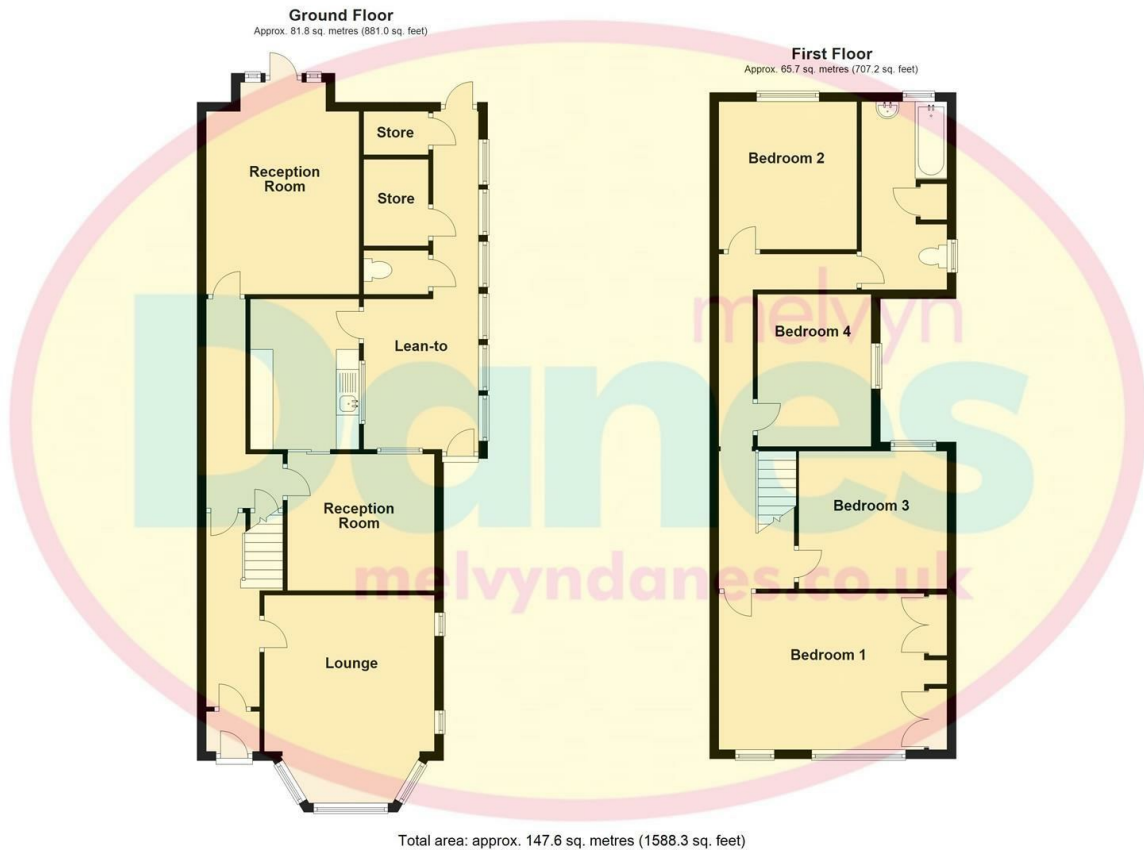
**REAR GARDEN**



Having laid to lawn areas, flower and shrub borders, some fencing and hedging to perimeters.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



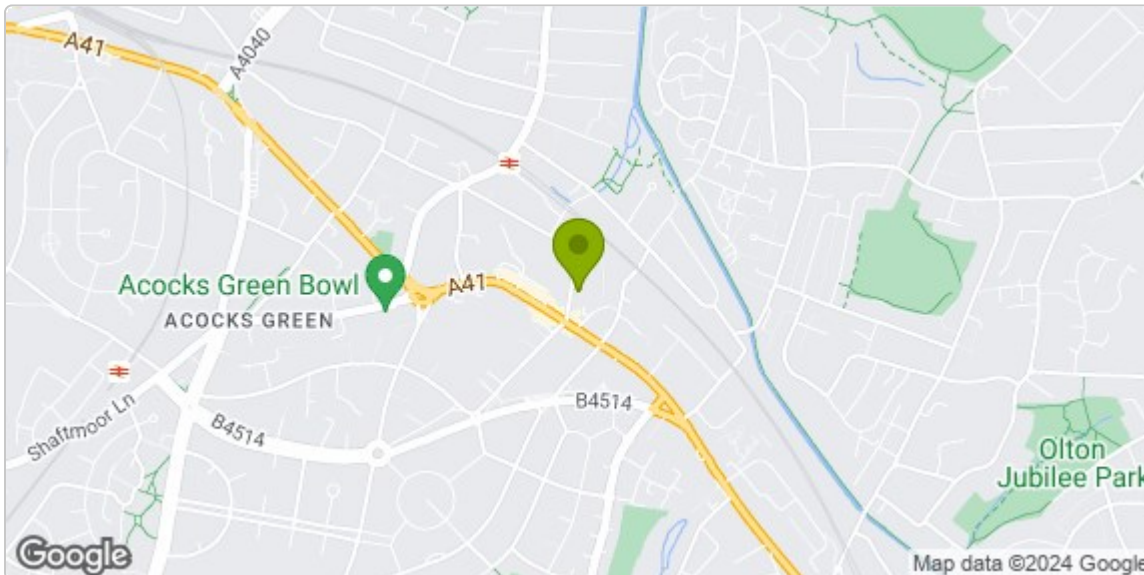
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
14 Oxford Road Acocks Green  
Birmingham B27 6DT

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	