

# ENGLANDS



31 Oak Hill Drive

Edgbaston, Birmingham, B15 3UG

£575,000







## PROPERTY DESCRIPTION

Spacious detached property set in the sought-after location of Edgbaston. Located at the head of a private cul-de-sac, this house occupies an enviable position. Large windows throughout enable plenty of natural light to flood in. Warm air gas heating system and double glazing as specified. NO CHAIN and freehold.

Oak Hill Drive is conveniently located, leading off Hawthorne Road and Harborne Road. It is close to local shops in Chad Square, also regular transport services along Harborne Road to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to the Queen Elizabeth Hospital, the University of Birmingham and Harborne Leisure Centre, as well as excellent amenities on and around Harborne High Street.

Briefly comprising living room, kitchen, ground floor cloaks/WC, utility area, four bedrooms, bathroom, and rear garden, a viewing is highly recommended in order to appreciate the accommodation and location.





Set back from the road by a driveway providing parking for multiple vehicles and fore garden.

Entrance door leads into:

## HALLWAY

Having tiled flooring, ceiling light point and stairs rising to first floor accommodation.

## LIVING ROOM

4.60m max x 6.15m max (15'1" max x 20'2" max)  
Having UPVC double glazed window, five wall lights, tiled flooring and electric fireplace.

## GROUND FLOOR WC

Having tiled flooring, low flush WC, hand wash basin with mixer tap over and tiled splashback, ceiling light point and UPVC obscured double glazed window.

## INNER HALLWAY

Having tiled flooring, cupboard housing gas warm air system and further storage cupboard.

## KITCHEN

4.21m max x 3.22m max (13'9" max x 10'6" max)  
Having tiled flooring, a range of wall and base units with worktop over, strip ceiling lighting, integrated Teknix electric double oven, gas hob with extractor fan over, single bowl sink drainer with mixer tap over, partial tiling to walls, serving hatch into living room and UPVC double glazed window overlooking garden.

## UTILITY ROOM

2.19m max x 2.44m max (7'2" max x 8'0" max)  
Having strip ceiling lighting, tiled flooring, plumbing for washing machine, partial tiling to walls, a range of wall and base units with worktop over, single bowl sink basin with mixer tap over and UPVC double glazed door with side windows leading to garden.

Stairs rising to first floor accommodation.

## LANDING

Having wooden style flooring, UPVC obscured double glazed window, ceiling light point, airing cupboard housing water tank, further storage cupboard and loft hatch.

## BEDROOM ONE FRONT

3.71m max x 4.23m max (excluding wardrobes) (12'2" max x 13'10" max (excluding wardrobes))  
Having wooden style flooring, UPVC double glazed window, two wall lights and built in wardrobes.

## BEDROOM TWO REAR

2.89m max x 3.18 max (excluding wardrobes) (9'5" max x 10'5" max (excluding wardrobes))  
Having wooden style flooring, UPVC double glazed window, ceiling light point and built in wardrobes.

## BEDROOM THREE FRONT

2.55m max x 3.24m max (8'4" max x 10'7" max)  
Having wooden style flooring, UPVC double glazed window, ceiling light point and built in wardrobe.

## BEDROOM FOUR REAR

2.13m max x 2.72m max (7'0" max x 8'11" max)  
Having wooden style flooring, UPVC double glazed window, ceiling light point and built in shelving unit with cupboards below.

## BATHROOM

Having tiled flooring, P shaped panelled jacuzzi bathtub and mixer tap over, wall mounted electric shower, tiling to walls, low flush WC, hand wash basin with mixer tap over and storage below, UPVC obscured double glazed window, extractor fan and ceiling light point.

## OUTSIDE

### REAR GARDEN

Having paved patio area, side access, lawn, further paved patio area and fence panels to three side sides. Door leading to garage having power and light.

## ADDITIONAL INFORMATION

Council Tax Band: E

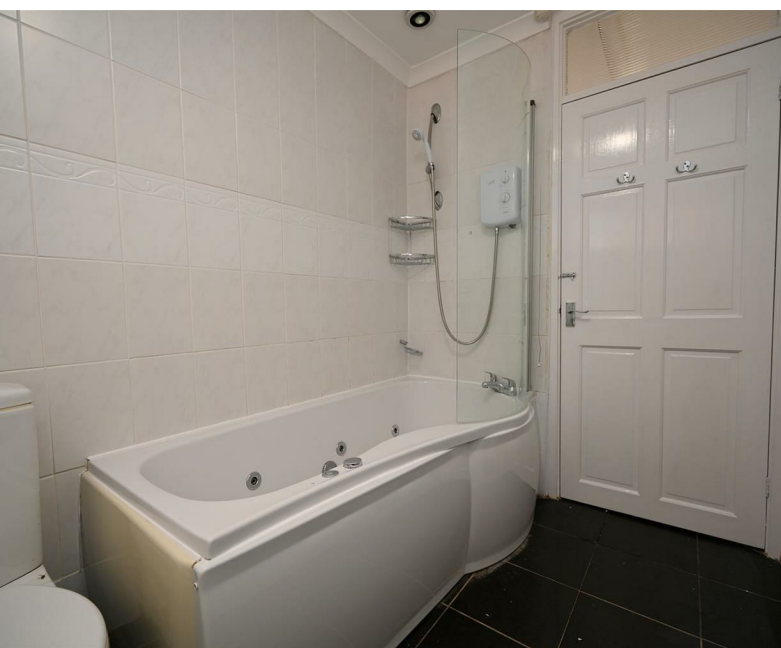
Tenure: Freehold

Currently £519.19 every 6 months for Calthorpe Management Scheme Fee.





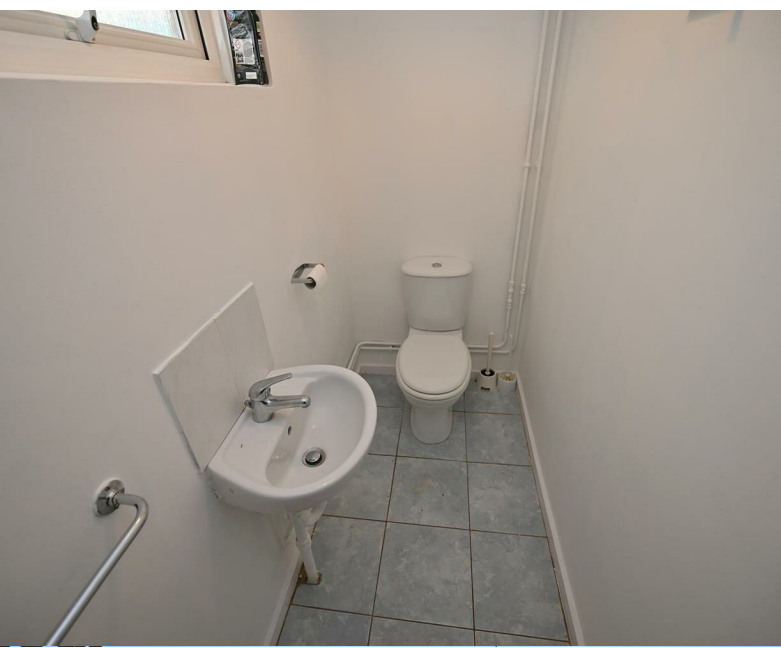
# ENGLANDS







# ENGLANDS





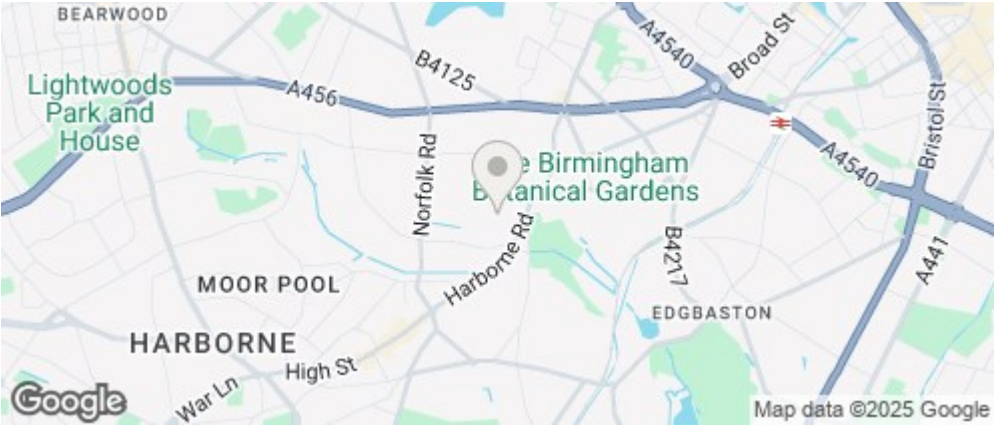


# ENGLANDS

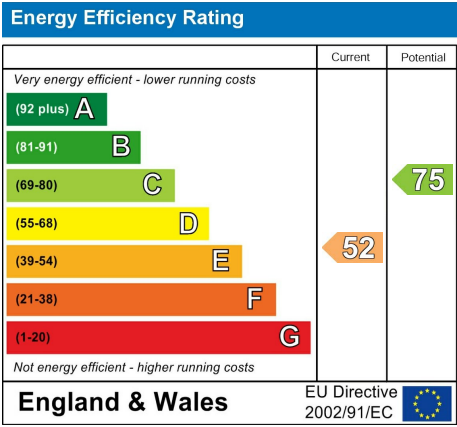




ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.