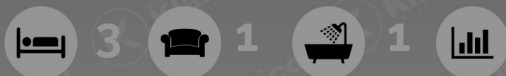


Oakwood Road, Sparkhill



£340,000



## Oakwood Road, Sparkhill

- Detached
- Land To The Side
- Off-Road Parking
- UPVC Double Glazing
- Chain Free
- Development Potential (stpp)
- Garage
- Solar Panels
- Gas Central Heating

Tenure: Freehold

Council Tax Band: C

KLARICO Estate Agents are delighted to present this unique 3 bedroom detached property located within a popular part of Birmingham. Features land to the side with development potential of another dwelling (stpp)!

The ground floor provides a reception room with access into the kitchen. The first floor provides 3 spacious bedrooms along with a family bathroom. This property features off-road parking for multiple vehicles to the front along with a spacious garage. This property features 16 solar panels fitted to the roof.

The key selling point to this property is undoubtedly the development potential (stpp). The potential of a extension above the garage or to the side to make this a larger family home, or perhaps the potential of a new dwelling tom the side of the property (stpp). This is a must view plot!

### Directions

#### Lounge

5.00m x 4.80m (16'4" x 15'8")

Double glazed window to front, double glazed sliding doors to rear, wood flooring, ceiling lights, wall mounted radiator, fireplace

#### Kitchen/Dining Room

4.80m x 3.50m (15'8" x 11'5")

Double glazed window to front and rear, tiled flooring, ceiling downlights, laminate wood worktop, storage cupboards, drainer sink with mixer tap. Integrated appliances include dishwasher, gas cooker, oven and extractor fan

#### Garage

4.60m x 3.60m (15'1" x 11'9")

Spacious garage with up and ove door, ceiling light

#### Bedroom 1

5.00m x 2.70m (16'4" x 8'10")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

#### Bedroom 2

3.50m x 2.00m (11'5" x 6'6")

Double glazed window to front, carpet, ceiling light, wall mounted radiator

#### Bedroom 3

2.80m x 2.70m (9'2" x 8'10")

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

#### Bathroom

2.00m x 2.00m (6'6" x 6'6")

Privacy double glazed window to rear, lino floor, bath, toilet, pedestal sink with mixer tap, ceiling light

#### Rear Garden

Laid lawn, fence panels to boundaries. Wrap around garden with potential of another dwelling to the side (stpp)





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