



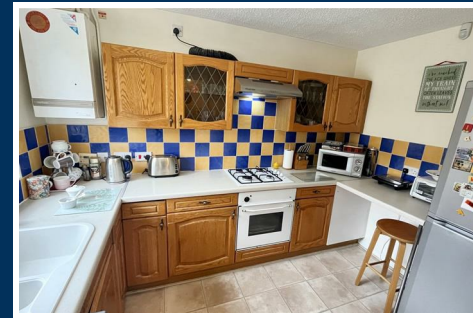
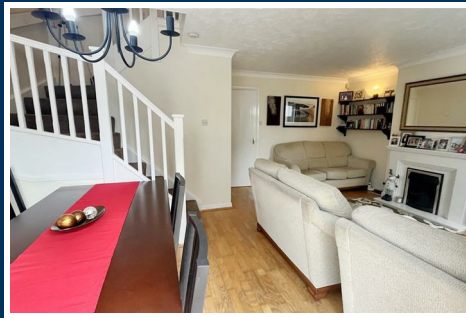
## 3 Osprey Road

Acoks Green, Birmingham, B27 7BA

Offers In The Region Of £325,000



Lovely modern three bedroom detached home in this popular cul-de-sac location with close amenities, shops, Olton Train Station and local Schools and Solihull Town centre, approx. 0.7 miles to Olton Train Station, approx. 3.5 miles to Solihull Town centre and approx. 6.6 miles to Birmingham City Centre. The property benefits from central heating and double glazing and the further accommodation comprises of; off road parking, hallway, kitchen, garage/utility, open plan living/dining room with access to a well maintained rear garden. To the first floor there are three bedrooms with bedroom one benefitting from an en-suite shower room and a family bathroom. Energy Performance Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley Office.



### Approach

This detached property is approached by a double width drive for two cars, lawned turfed area and leading to a double glazed door with decorative leaded lights opening into:

### Hallway

With wooden flooring, dado rail, ceiling light point, door opening into the garage and open walkway into:

### Kitchen

6'11" x 10'4" (2.11 x 3.17)

With wooden wall and base units with marbled effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, integral cooker hob and extractor, space for fridge freezer and dishwasher, laminate tiled flooring, tiling surround, wall mounted 'Gloworm' boiler, ceiling light point, double glazed window to the front aspect and central heating radiator.

### Garage/Utility

7'6" x 15'10" (2.29 x 4.84)

With a metal up and over door, double glazed UPVC door and window leading to side access passage, e side aspect, ceiling light point, laminate to flooring and space and connections for washing machine, fridge/freezer and dryer, hot and cold water supply plumbed in.

### Living/Dining Room

13'10" x 18'5" (4.24 x 5.62)

With two central heating radiators, ceiling light point, coving to ceiling, stairs giving rise to the first floor accommodation, engineered wooden flooring, double glazed window to the 'South Facing' rear aspect, patio doors giving access to the rear garden and electric fire with marble surround and hearth.

### First Floor Accommodation

From living area stairs gives rise to the first floor landing with double glazed obscure glass leaded light window to the side aspect, ceiling light point, loft access point being part boarded, door opening into airing cupboard housing 'hot' water tank and useful storage space and further doors opening into:

### Bedroom One

12'2" x 11'3" (3.72 x 3.43)

With double glazed with leaded lights effect window to the front aspect, ceiling light point, central heating radiator, laminate flooring and door opening into:

### En-Suite Shower Room

4'7" x 6'9" (1.41 x 2.08)

With double glazed opaque window to the front aspect, ceiling light point, ceiling mounted extractor, tiling to flooring, central heating radiator, IWC, sink on pedestal with mixer over and tiled splashback and walk-in shower with 'Triton' shower over.

### Bedroom Two

9'1" x 10'2" (2.77 x 3.11)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

### Bedroom Three

7'0" x 8'9" (2.14 x 2.69)

With ceiling light point, central heating radiator, laminate to flooring and double glazed window to the rear aspect.

### Bathroom

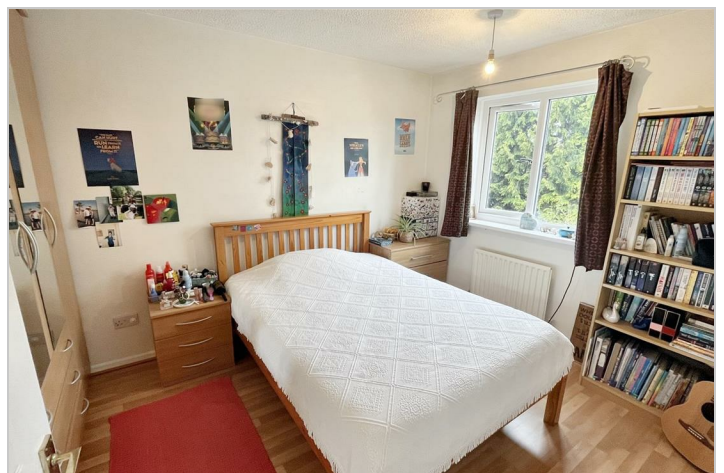
6'9" x 6'5" (2.07 x 1.96)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over,

panel bath with mixer tap over and 'Triton' shower attachment above with glass screen, wall mounted extractor fan, double glazed opaque window to the side aspect, tiled surround, tiled flooring and tiled walls up to the ceiling, ceiling light point and central heated towel rail.

### Rear Garden

With paved patio area leading to lawn turfed area, with decorative shrubs and stones to borders and fencing surround this South facing garden is a lovely sun trap.





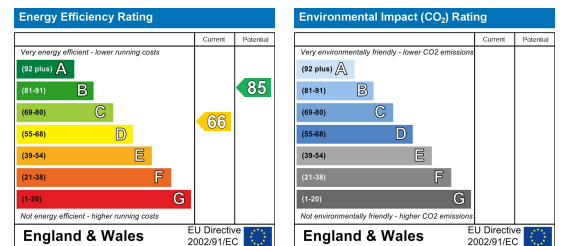
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.