



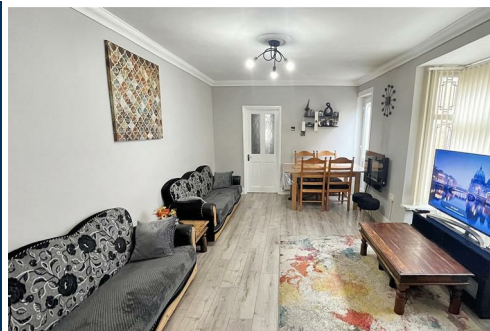
## 86 Oakfield Road

Balsall Heath, Birmingham, B12 9PN

Offers Over £370,000



Lovely six bedroom mid-terrace family home in a prime location which is ideally located for access into Moseley Village with all of it's associated amenities but also to the nearby points of interest including Cannon Hill Park, Edgbaston Cricket Ground, MAC Theatre, Q.E. Hospital, Birmingham University and the City Centre. The property benefits from central heating and double glazing (where stated) and the accommodation briefly comprises; hallway, three reception rooms, re-fitted kitchen, downstairs bathroom and access to a well landscaped rear garden. To the first floor there are four bedrooms and a bathroom with a further staircase giving rise to the second floor benefiting from two further bedrooms. Energy Efficiency Rating E. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



### Approach

Via a front fore garden with paved pathway with decorative shrubs to frontage and leading to a UPVC front entry door opening into:

### Hallway

With stairs giving rise to the first floor accommodation, central heating radiator, laminate wood effect flooring, ceiling light point, door opening into under stairs storage cupboard with ceiling light point, laminate to flooring and providing useful storage and door opening into:

### Reception Room One

13'1" x 15'9" (into bay) (3.99 x 4.80 (into bay))

With cornice to ceiling, ceiling light point, gas feature fireplace, central heating radiator and double glazed bay window to the front aspect.

### Reception Room Two

11'4" x 13'2" (3.45 x 4.01)

With double glazed patio doors giving access to the rear garden, feature fireplace, ceiling light point, cornice to ceiling, laminate wood effect flooring and central heating radiator.

### Reception Room Three

17'7" x 10'7" (5.36 x 3.23)

With continued laminate wood effect to flooring, opaque double glazed patio door leading out to the side garden access, with further double glazed window overlooking the side aspect, ceiling light point and single glazed door opening into:

### Kitchen

14'4" x 10'2" (4.37 x 3.10)

With wooden wall and base units with marble effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, space for dishwasher, space for washing machine, space for 'Rangemaster' cooker, hob and extractor, tiling to splash back areas, double glazed bay window to the side aspect, tiling to flooring, central heating radiator, door opening into cupboard housing 'Vaillant' combination boiler, a further glazed door opening into:

### Inner Lobby Area

With space for fridge freezer, door giving access to the rear garden and further door opening into:

### Ground Floor Bathroom

5'6" x 10'2" (1.68 x 3.10)

With white three piece bathroom suite comprising panel bath, sink in vanity unit with mixer tap over, low flush WC, panel bath with mixer tap and shower attachment above, tiling to splash back areas, tiling to flooring, double glazed opaque window to the side aspect and central heated towel rail.

### First Floor Accommodation

Via stairs from the entrance hall gives rise to the first floor landing with central heating radiator, ceiling light point and door opening into:

### Bedroom One

13'5" x 12'8" (4.09 x 3.86)

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

### Bedroom Two

12'9" x 13'1" (3.89 x 3.99 (3.88 x 3.98))

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

### Bedroom Three

10'7" x 9'11" (3.23 x 3.02)

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

### Bedroom Four

10'1" x 6'9" (3.07 x 2.06)

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

### Bathroom

7'3" x 7'5" (2.21 x 2.26)

With three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, tiling to flooring, tiling to splash backs, ceiling light point, extractor fan, double glazed opaque window to the side aspect and central heating towel rail.

### Top Floor Accommodation

Via stairs from the first floor landing gives rise to the top floor landing with Velux window, ceiling light point and door opening into:

### Bedroom Five

9'11" x 18'9" (3.02 x 5.72)

With ceiling light point, double glazed window to the front aspect, central heating radiator and doors opening into eaves storage.

### Bedroom Six

13'4" x 9'1" (4.06 x 2.77)

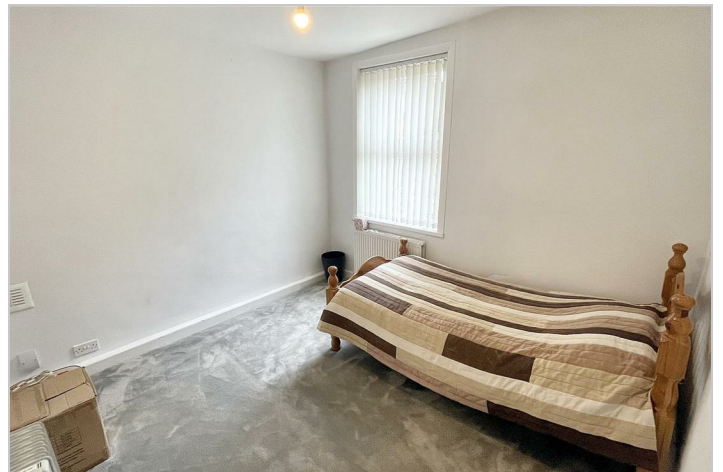
With two Velux windows and ceiling light point.

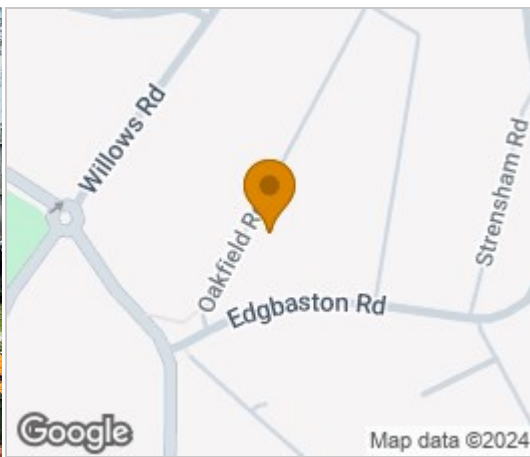
### Rear Garden

With a paved patio area with steps leading to lawn turfed area with fencing surround.

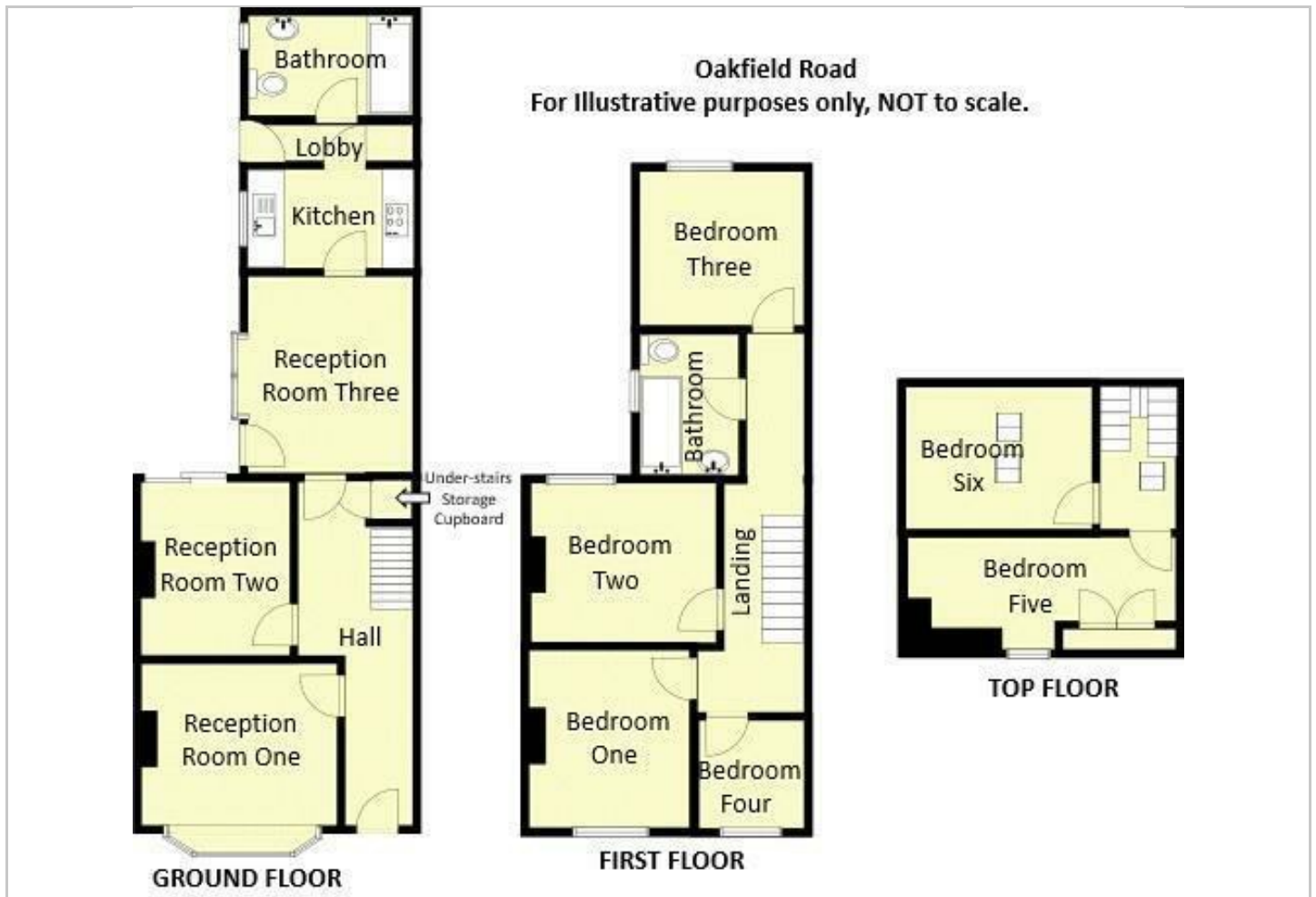
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 86 Oakfield Road, Balsall Heath, Birmingham, B12 9PN is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





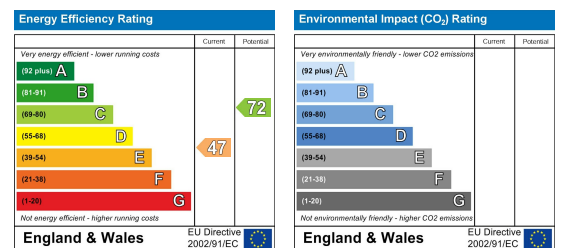
## Floor Plan



## 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.