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**35 Oakfield Road  
Selly Park  
Birmingham  
B29 7HH**

**Offers Over £500,000**

**Detached Bungalow  
Three Bedrooms  
Kitchen/Diner  
Utility  
Lounge  
Double Glazing & Central Heating  
Front & Large Rear Garden  
In and out Driveway with Garage  
FREEHOLD**

**Gordon Jones is pleased to present this spacious three-bedroom bungalow which is set back from the road with a lawned fore garden and an in and out driveway. Situated on one of the most popular roads within Selly Park Conservation Area. Close to all amenities and just three miles from Birmingham City Centre. The Birmingham University Campus is within a mile and the Queen Elizabeth Hospital is just two miles away.**

**The accommodation briefly comprises, Hallway, Kitchen/Diner, Utility, Garden Room, Spacious Lounge, Three Bedrooms, family Bathroom, Separate W.C and Garage. Large rear garden. No onward chain.**

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



**Approached via a Tarmacadam in and out driveway providing parking area with garage. Lawn laid to the front garden. Wooden single glazed Porch entrance doors leading to UPVC entrance door to.**

**HALLWAY**  
**21'06" x 5'05" 6.55m x 1.65m**  
 Welcoming hallway with wooden Parquet flooring.  
 Gas central heating radiator and doors off to.

**KITCHEN/DINER**  
**18'09" x 18'02" 3.04m x 5.71m**  
 Two Wooden Framed Double-Glazed windows to front elevation. Fitted base and drawer units, sink unit with mixer tap. Tiled splash backs over work tops. Range Master Gas Hob and oven, extractor fan hood above. Two Gas central heating Radiators. Door to.

**UTILITY**  
**9'0" x 4'11" 2.74m x 1.49m**  
 Utility area/pantry housing wall mounted Combi Boiler. Single glazed

window and door to rear elevation leading to Garden room.

**GARDEN ROOM**  
**9'04" x 9'10" 2.84m x 2.99m**  
 Wooden glazed door and window to rear patio.  
 Door to.

**GARAGE**  
**21'0" x 13'04" 6.40m x 4.06m**  
 Spacious garage with light and power.

**LOUNGE**  
**22'10" x 18'02" 5.71m x 5.53m**  
 Wooden framed French doors to rear elevation, Two Wooden framed Double-Glazed windows to front elevation. Two Gas Central Heating Radiators. Wooden Decorative Fire Surround housing gas living flame fire. Parquet Flooring and two ceiling lights.

**BATHROOM**  
**7'08" x 5'03" 2.33m x 1.60m**  
 Wooden framed Double-Glazed window to side elevation.  
 Slipper Bath, pedestal wash hand basin with taps. Tiled floors & splashbacks.  
 Gas central heating radiator.

**SEPARATE W.C.**  
**5'04" x 2'05" 1.62m x 0.73m**  
 Wooden framed Single-Glazed opaque window to side elevation.

**BEDROOM ONE**  
**11'11" x 10'10" 3.63m x 3.30m**  
 Wooden framed Double-Glazed Window to rear elevation. Fitted double wardrobe. Gas central heating radiator, central light point. Parquet Flooring.

**BEDROOM TWO**  
**11'11" x 7'11" 3.63m x 2.41m**  
 Wooden framed Double-glazed window to rear elevation. Fitted single wardrobe. Gas central heating radiator, Parquet flooring. Centre light point.

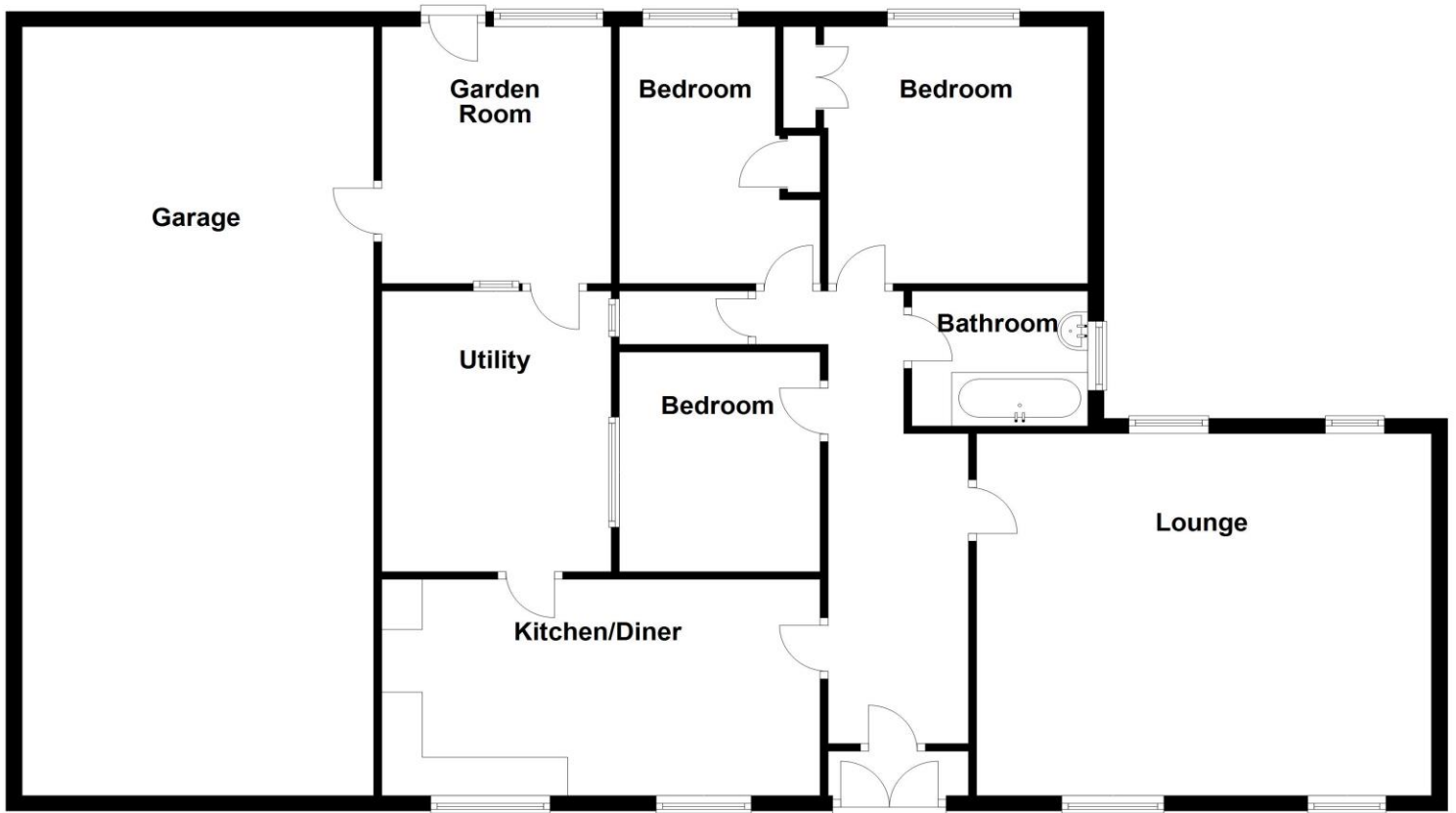
**BEDROOM THREE**  
**9'10" x 8'11" 2.99m x 2.71m**  
 Wooden framed Double-Glazed window to side elevation.  
 Gas central heating radiator and central light. Parquet Flooring.

**REAR GARDEN**  
 Large fully enclosed garden by fenced boundaries, Lawned area with mature shrubs and patio.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

**EPC RATING – E**  
**COUNCIL TAX BAND – E**

### Ground Floor



Total area: approx. 152.2 sq. metres (1638.6 sq. feet)

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