



## 12 Oakville Drive

Bournville, Birmingham, B31 2AE

Asking Price £650,000





**\*NO CHAIN, EXECUTIVE DETACHED HOME IN PRIME CUL-DE-SAC!\*** Located in this quiet cul-de-sac is this rather special, contemporary, four double bedroom, detached family home which offers excellent light and airy spacious accommodation throughout, in a location that is hard to beat. Being perfectly placed for all the area has to offer including the much in-demand local schools, the nearby Royal Orthopedic Hospital plus having good access to the Queen Elizabeth Hospital, University of Birmingham, City Centre and the amenities of nearby Bournville, Northfield, Longbridge, Harborne and Selly Oak alongside superb commuter links via rail and road. This much improved family home offers the following: front garden with driveway, spacious entrance hallway, lovely lounge with bay window, guest cloakroom, stunning modern full width kitchen - dining room, utility room, good size garage and a landscaped rear garden. To the 1st floor there are four excellent double bedrooms, including main bedroom with ensuite and fitted wardrobes and a family bathroom. To book your viewing of this lovely home please call our Bournville sales team. EPC Rating D and Council Tax Band F.



### Approach

This superb contemporary four bedroom detached property is approached via a shared driveway providing off street parking and front fore lawn with pathway leading to garage and UPVC double glazed front entry door with accompanying side window opening into:

### Entrance Hallway

With tiled floor covering, central heating radiator, recessed spots to ceiling, stairs giving rise to the first floor and interior door opens into:

### Downstairs WC

5'1" x 3'3" (1.55 x 1)

With contemporary tiling to splash backs and walls, wash hand basin on pedestal with hot and cold taps, push button low flush WC, recessed spots to ceiling and continued tiled floor.

### Kitchen/Dining Room

21'5" x 13'6" x max x 9'1" min (6.55 x 4.14 x max x 2.77 min)

This superb full width kitchen/dining room with kitchen area offering a selection of cream fronted matching wall and base units with roll edge work surfaces with splash back returns, integrated fridge and freezer, integrated dishwasher, integrated AEG oven with four ring burner electric hob with in-built extractor over and stainless steel splash back, one and a half stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, recessed spots to

ceiling, tiled floor and open walkway into dining area. With further recessed spots, continued tiled flooring, double glazed French doors to the rear aspect, central heating radiator and door opens into:

### Utility

6'8" x 6'8" (2.04 x 2.04)

With continued cream gloss fronted base units with work surface, space facility for washing machine, inset stainless steel sink with hot and cold mixer tap, wall mounted extractor, double glazed exterior door giving access to the side return and rear garden and continued tiled floor.

### Living Room

15'1" into bay x 13'3" (4.6 into bay x 4.06)

With double glazed bay window to the front aspect, two central heating radiators, inset contemporary electric fire with raised hearth and surround and ceiling light point.

### Rear Garden

With re-laid slate style full with patio to the side return with door opening into side passageway, lawn garden with further raised rear patio with decorative flowerbeds and panel fencing to borders.

### First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to the first floor landing with recessed spots to ceiling, loft access point with pull down ladder and providing plentiful storage space, door

opening into airing cupboard with hot water tank and shelving, door opening into over stairs storage cupboard, double glazed window to the side aspect, central heating radiator and internal doors opening into:

#### Bedroom One

13'3" to rear of wardrobes x 12'11" (4.05 to rear of wardrobes x 3.95)

With double glazed window to the front aspect, ceiling light point, quadruple selection of mirror fronted built-in wardrobes, central heating radiator and door opening into:

#### En-Suite Shower Room

5'5" x 7'2" (1.67 x 2.2)

With corner entry shower with mains power shower over, wash hand basin on pedestal with hot and cold taps, low flush push button WC, fully tiled to all splash backs, tiled effect flooring, central heating radiator, recessed spots to ceiling, ceiling mounted extractor and frosted double glazed window to the front aspect.

#### Bedroom Two

9'10" x 10'9" (3 x 3.3)

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

#### Bedroom Three

9'3" x 11'11" (2.82 x 3.65)

With double glazed window to the front aspect, central heating radiator, in-built triple wardrobe and ceiling light point.

#### Bedroom Four

12'0" x 9'5" (3.66 x 2.88)

With double glazed window to the rear aspect, central heating radiator, in-built double mirror fronted wardrobe and ceiling light point.

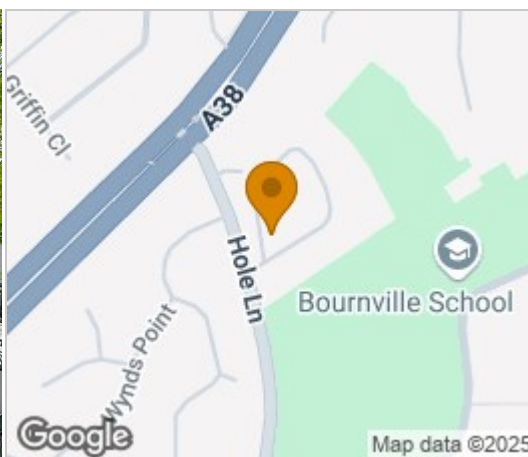
#### Bathroom

6'11" x 6'9" (2.12 x 2.07)

With panel bath with hot and cold taps and electric shower over and glass shower screen, wash hand basin on pedestal, low flush WC, fully tiled to all splash backs, tiled effect flooring, recessed spots to ceiling, double glazed window to the rear aspect and ceiling mounted extractor fan.







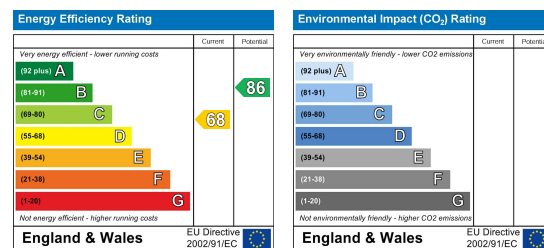
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.