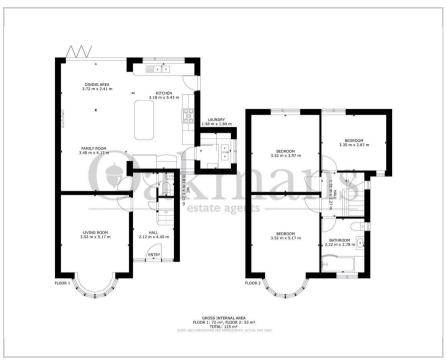


### Floor Plan



#### Accommodation

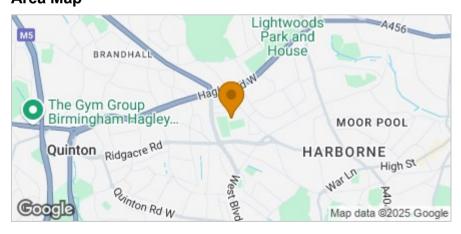
- EXTENDED TO REAR
- LARGE REAR GARDEN
- CUL-DE-SAC LOCATION
- REFURBISHED OPEN PLAN
  KITCHEN DINER
- CALL OAKMANS TODAY







# Area Map



## Viewing

Please contact our Harborne Office on 01214682525 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**

				Current	Potent
Very energy efficient	- lower runn	ing costs			
(92 plus) A					
(81-91) B					8
(69-80)	C				
(55-68)	D			56	
(39-54)		E			
(21-38)		F			
(1-20)			G		
Not energy efficient -	higher runni	ng costs			

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