



31 Old Oak Road

Kings Norton, Birmingham, B38 9AJ

Offers In The Region Of £270,000



IDEAL FAMILY HOME Located in this most sought after of location, close to the Green in Kings Norton is this spacious, extended three bedroom semi detached home. The property is ideally located for access to all of the nearby places of interest which includes the local train station with its excellent commuter links, motorway network via the nearby Redditch Road, local schools and the amenities offered on Kings Norton Green. The accommodation on offer briefly comprises; driveway, entrance hallway, open plan refitted kitchen, diner and living area, and rear garden. To the first floor there are two good double bedrooms, third bedroom and refitted bathroom. To arrange your viewing please contact our Kings Norton Sales team.



Approach

Property is approached via driveway leading to tiled step up to front entry door with obscure double glazed window to the side opening into hallway;

Hallway

With stairs rising to the first floor accommodation, ceiling light point, central heating radiator and cupboard housing meters, doors opening into living room, further doors opening into under stairs storage cupboard and glazed interior door opening into kitchen area;

Refitted Kitchen and Dining Area

20'6" max x 16'7" max total length being 26'6" (6.262 max x 5.057 max total length being 8.081)

With continued laminate wood effect floor covering, selection of matching wall and base units with space for range cooker, integrated fridge and freezer, integrated dishwasher, integrated washing machine, tiling to splash back areas, extractor fan over cooker, central heating radiator, feature island and dining area with sliding double glazed doors to the rear aspect, central heating radiator, two ceiling light points, continued laminate wood effect floor covering;

Living Area

20'6" max x 8'11" max (6.262 max x 2.732 max)

With continued laminate wood effect floor covering, doubled glazed bay window to the front aspect, central heating radiator, in-built cupboards to chimney breasts, space facility for electric fire, door giving access to the hallway;

First Floor Accommodation

Access via staircase rising from the hallway leading to the first floor landing with an obscure double window to the side aspect, ceiling light point, loft access point and doors opening into bathroom;

Refitted Bathroom

6'2" x 5'6" (1.896 x 1.677)

With an obscure double glazed window to the rear aspect, low flush push button wc, wash hand basin in vanity unit with mixer tap over, bath with mixer tap and mains powered shower attachment over, ceiling mounted extractor fan and ceiling mounted spot lights;

Bedroom One

10'6" x 11'4" max (3.212 x 3.469 max)

With double glazed bay window to the front access, built-in wardrobe area, ceiling light point and central heating radiator,

Bedroom Two

10'2" x 10'6" (3.100 x 3.222)

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

Bedroom Three

6'0" x 6'7" (1.848 x 2.009)

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

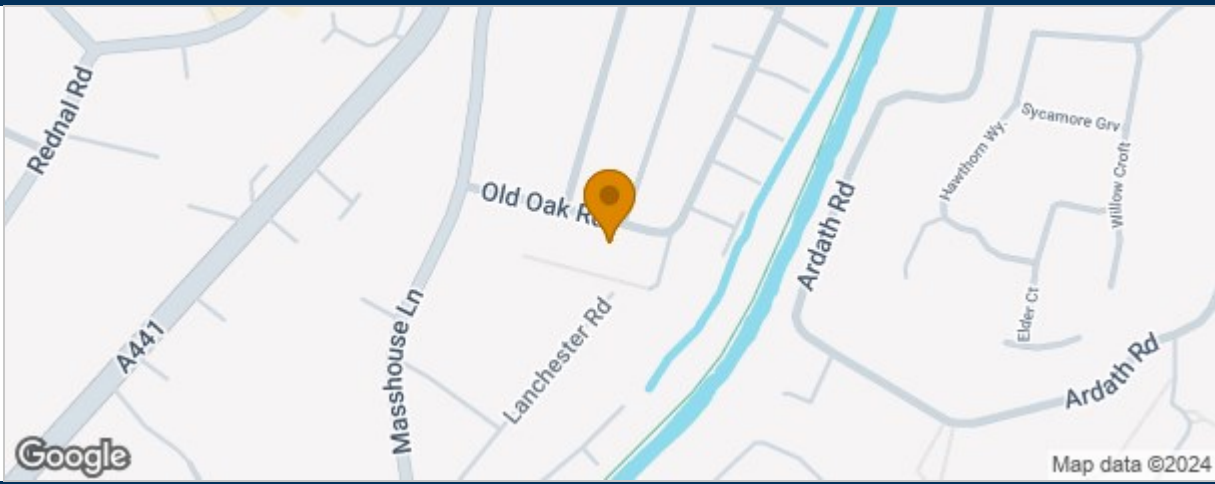
Rear Garden

Accessed from either the side accessway or doors opening from dining area, leading to block paved patio area with steps leading up to mature lawned area, rear access gate and panelled fencing to borders and decorative flower beds.

Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





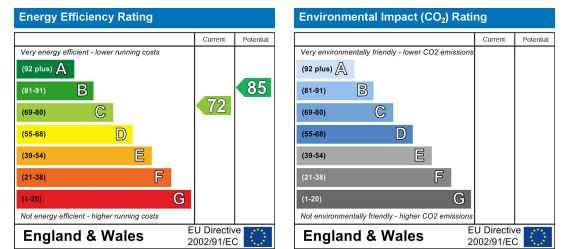
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.