



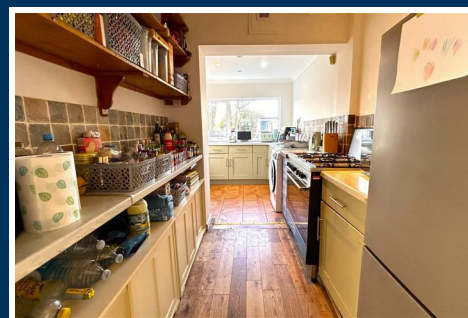
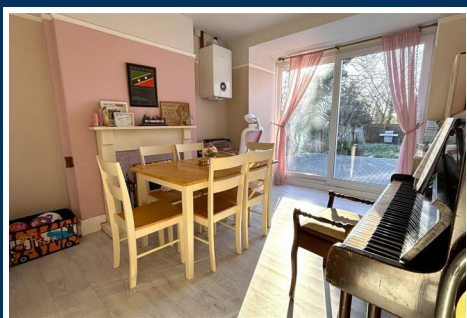
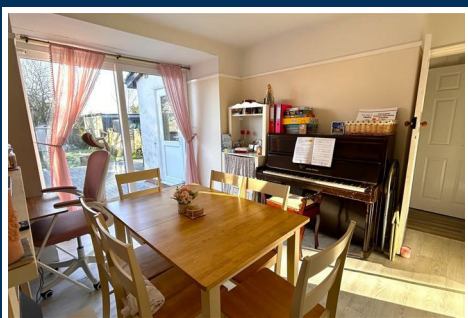
## 11 Old Oak Road

Kings Norton, Birmingham, B38 9AJ

Offers In The Region Of £250,000



**\*FAMILY HOME IN A GREAT LOCATION, CLOSE TO KINGS NORTON GREEN\*** This three bedroom semi-detached property is located in this most sought after of location, close to the Green in Kings Norton. 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, porch, entrance hallway, two reception rooms and 'L' shaped kitchen. To the first floor there are two double bedrooms, third bedroom ideal for a nursery or home office and bathroom. The property also benefits from a rear garden, central heating and majority double glazed (where specified). Energy Efficiency Rating B. To arrange your viewing please contact our Kings Norton Sales team.



### Approach

Approached via a block paved front driveway providing off road parking for two vehicles, with step leading up to sliding double glazed door opening into porchway;

### Porchway

With single glazed obscured window into hallway, wall mounted light point and door opening into hallway;

### Hallway

With lino to floor, central heating radiator, ceiling light point, stairs rising to the first floor accommodation, door opening into useful under stairs storage cupboard and door opening into living room;

### Living Room

11'4" max x 13'9" max (3.464 max x 4.199 max)

With double glazed bay window to the front aspect, central heating radiator, two leaded windows to the side aspect, ceiling light point, wall mounted light points, feature fire place and picture rail;

### Reception Room Two

12'9"ax x 10'6" max (3.906max x 3.205 max)

With double glazed sliding window to the rear garden aspect, wall mounted central heating boiler, ceiling light point, picture rail, central heating radiator, feature fire place and doorway into kitchen area;

### Kitchen

15'11" max x 7'3" max (4.864 max x 2.224 max)

L shaped kitchen with both wooden and tiled flooring, central heating radiator, ceiling spot light points, further ceiling light point, space facility for

fridge/freezer, space facility for range cooker, space facility for washing machine, selection of matching wall and base units with further shelving units, stainless steel sink and drainer unit one and a half with mixer tap over, double glazed window to the rear aspect, further double glazed door giving access to the rear garden, tiling to splash back areas and wall mounted fuse box;

### Rear Garden

With block paved patio area with steps leading down to mature lawned area and pathway leading to the rear of the garden with further patio area and side access point;

### Stairs

Stairs rising to the first floor accommodation from hallway leading to first floor landing;

### First Floor Landing

With loft access point, ceiling light point with doors opening into;

### Bedroom One

11'4" max x 12'10" max (3.470 max x 3.933 max)

With double glazed bay window to the front aspect, two leaded light single glazed windows to the side aspect, picture rail, ceiling light point and central heating radiator;

### Bedroom Two

12'2" max x 10'9" max (3.719 max x 3.294 max)

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

### Bedroom Three

5'11" x 6'7" (1.826 x 2.027)

With double glazed window to the front aspect,

central heating radiator, ceiling light point and picture rail;

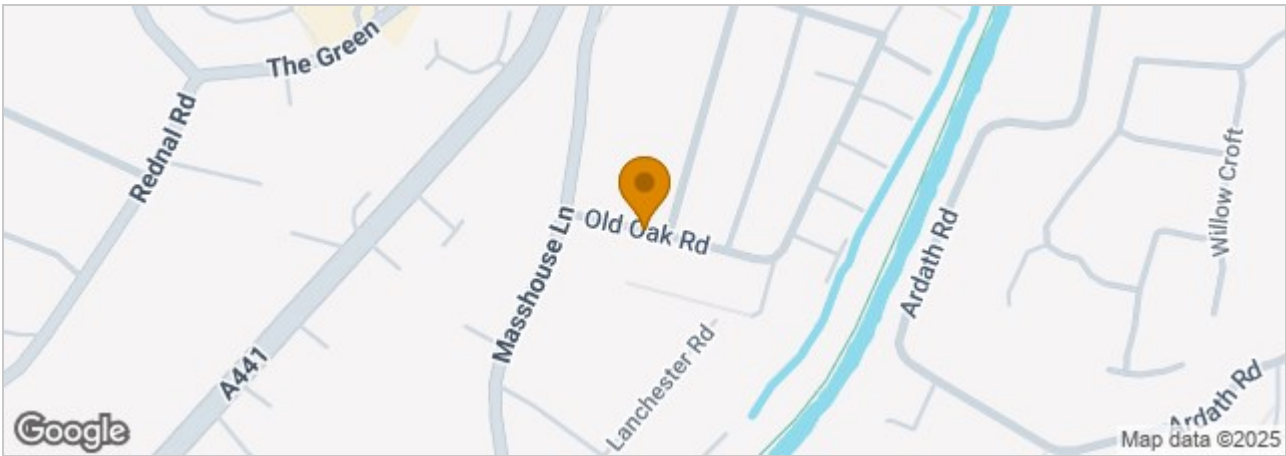
**Bathroom**  
6'2" x 5'5" (1.889 x 1.676)

With obscured doubled glazed window to the rear aspect, tiling to walls, bath with main powered shower attachment above with two taps over, wash hand basin on pedestal with two taps over, low flush wc, heated towel rail and ceiling light point;

**Tenure**  
We believe the property to be Freehold subject to confirmation by a Solicitor.

**Council Tax**  
According to the Direct Gov website the Council Tax Band for 11 Old Oak Road, Kings Norton, Birmingham. B38 9AJ is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.





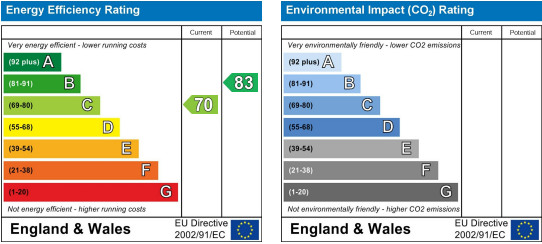
## Floor Plan



## 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.