



Court Oak Road, Birmingham B17 9TN

welcome to

Court Oak Road, Birmingham

**** BEAUTIFULLY PRESENTED FOUR - BEDROOM SEMI - DETACHED PROPERTY *** PRIME HARBORNE LOCATION *** OFFERED TO THE MARKET WITH NO CHAIN *** FRONT LOUNGE *** LIVING/DINING ROOM *** FITTED KITCHEN *** UTILITY ROOM *** TWO SHOWER ROOMS *** SPACIOUS DRIVEWAY *** GARAGE *** SECURE REAR GARDEN ****

Entrance Porch

Entrance Hallway

Front Lounge

15' 2" x 11' 8" (4.62m x 3.56m)

double glazed bay window to front, central heating radiator.

Living/Dining Room

20' 10" x 16' 3" (6.35m x 4.95m)

double glazed window to side, patio doors to rear, central heating radiator, gas fire.

Kitchen

13' 8" x 11' 9" (4.17m x 3.58m)

double glazed window to rear, central heating radiator, range of wall and base units, sink and drainer unit, dishwasher, gas hob & electric oven.

Utility Room

9' 3" x 3' 7" (2.82m x 1.09m)

double glazed window to rear, plumbing for washing machine.

Downstairs Shower Room

central heating radiator, low level flush w/c, hand wash basin, shower cubical.

Bedroom One

15' 6" x 11' 8" (4.72m x 3.56m)

double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom Two

16' 4" x 11' 5" (4.98m x 3.48m)

double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Three

14' 3" x 8' 7" (4.34m x 2.62m)

double glazed window to front, central heating radiator.

Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)

double glazed window to rear, central heating radiator, fitted wardrobes.

Shower Room

double glazed window to side, heated towel rail, low level flush w/c, hand wash basin, shower cubical.

Entertainment Room

11' 6" x 14' 7" (3.51m x 4.45m)

With access to the garage

Garage

7' 9" x 14' 8" (2.36m x 4.47m)

Agent Note

This property is council tax band F.





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welcome to

Court Oak Road, Birmingham

- Beautifully presented four bedroom property
- Prime Harborne Location
- No chain
- Two reception rooms
- Two shower rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers over
£600,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HBN110721 - 0008

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