



Rufford Close, New Oscott  
Birmingham, B23 5YZ

**£385,000**



Offering a tremendous opportunity this ideally situated home provides for access to Birmingham city centre by road and rail and being on the cusp of Boldmere is bound to attract early attention.

Being a delightful modern style four bedroom detached property within a pleasant and convenient location, the accommodation briefly comprises; an entrance hallway leading off with guest W.C. cloakroom, a generous family living room with views to the frontal elevation with dining room to the rear. A generous fitted kitchen with open plan breakfast area is provided with a matching range of fitted units to all walls and then an access doorway leads through into a study with utility beyond, and door access into the integral garage.

To the first floor are four double bedrooms (the master with en-suite shower room) and bathroom with full white modern contemporary suite.

To the outside frontal elevation is a low maintenance fore garden having a driveway with garage off. To the rear is a South Westerly facing patio area and lawned landscaped garden.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)





### Room Measurements

Lounge 4.90m (16'1") x 3.58m (11'9")

Kitchen 5.79m (19') x 2.90m (9'6") max

Dining Room 3.58m (11'9") x 2.95m (9'8")

Study 4.02m (13'2") x 2.42m (7'11")

Utility 2.33m (7'8") x 2.07m (6'9")

Bedroom 1 3.67m (12') x 3.06m (10')

En-suite 2.89m (9'6") x 1.55m (5'1")

Bedroom 2 3.15m (10'4") x 2.34m (7'8")

Bedroom 3 2.28m (7'6") x 2.25m (7'5")

Bedroom 4 2.25m (7'5") x 1.93m (6'4")

Bathroom 1.96m (6'5") x 1.84m (6'0")

Garage 4.54m (14'11") x 2.36m (7'9")



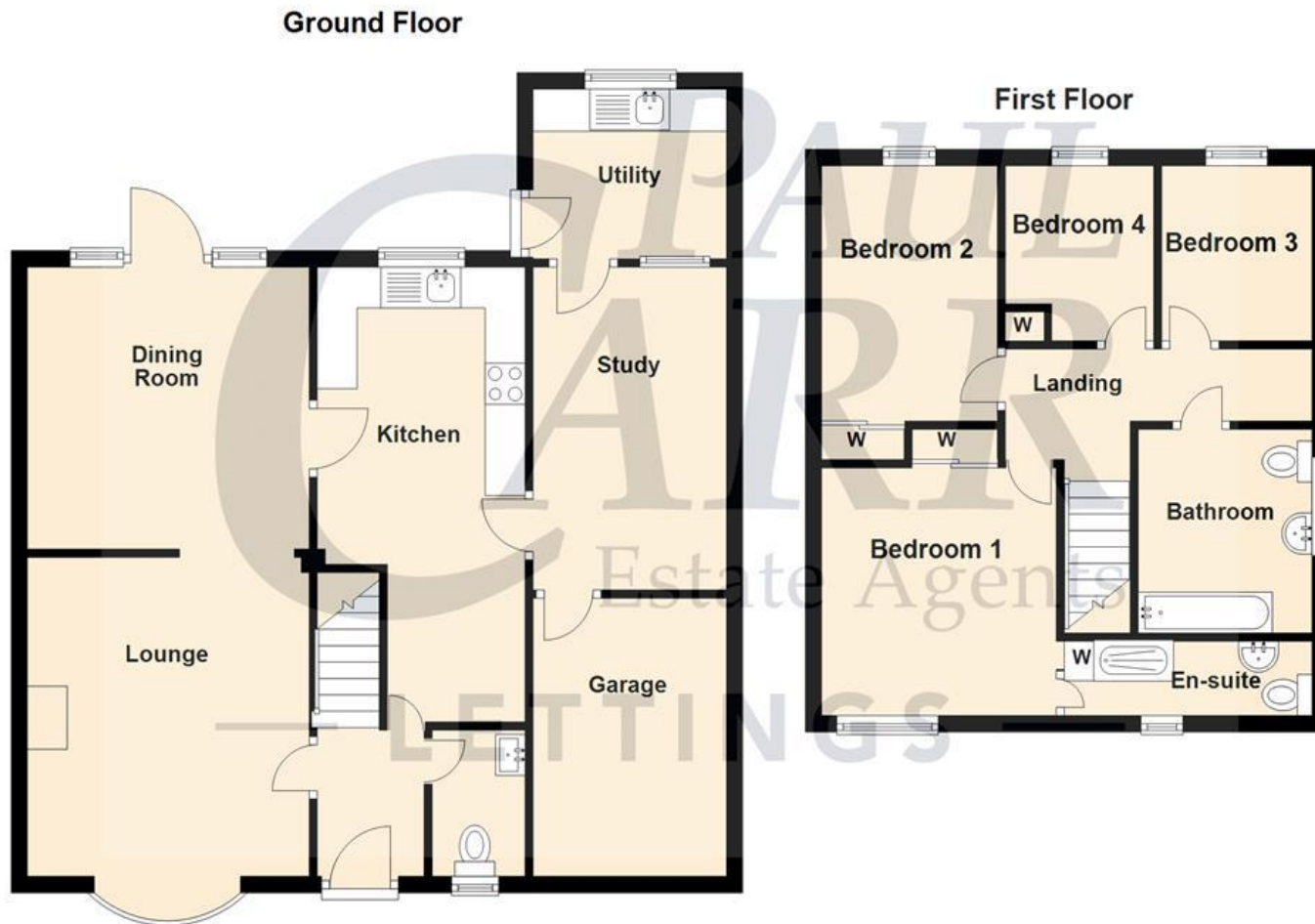






# Floor Plan

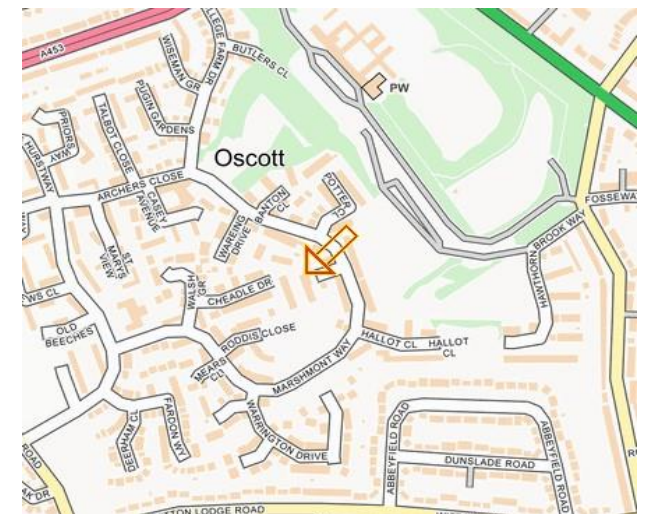
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 13th May 2025