



260 Court Oak Road, Birmingham, B32 2EG

£350,000

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom house for sale.

Court Oak Road is a sought after location and is close to Harborne Village with an outstanding High Street with a range of excellent shopping, cafés and restaurants. Birmingham City Centre, the Queen Elizabeth Medical Complex and Birmingham University are readily accessible. There are also excellent schools for children of all ages.

The property has been lovingly improved by the current owners. The entrance hallway leads into a spacious living room with feature fireplace, to the rear is an additional reception room with an open plan feel, incorporating dining area and modern fitted kitchen. Extended to the rear giving the added benefit of a utility area.

Upstairs has two double bedrooms and a spacious single bedroom, complete with modern family bathroom. To the rear of the property is a large private garden, offering patio area, lawn and bark play area.

We have been advised that the property is freehold.

Entrance hallway

Ceiling light point, stairs to first floor, under stairs storage

Living Room



Feature fireplace, ceiling light point, bay window, wall lights

Rear Reception



Ceiling light point, UPVC patio doors, open to dining area

Dining Area



Fireplace, ceiling light

Kitchen



Ceiling light point, fitted base and wall units

Utility Area



Fitted wall and base units, rear UPVC door, dryer and washing machine connections

Master Bedroom



Ceiling light point, bay window, carpet

Bedroom Two



Ceiling light point, fitted wardrobes, carpet

Bedroom Three



Ceiling light point. carpet

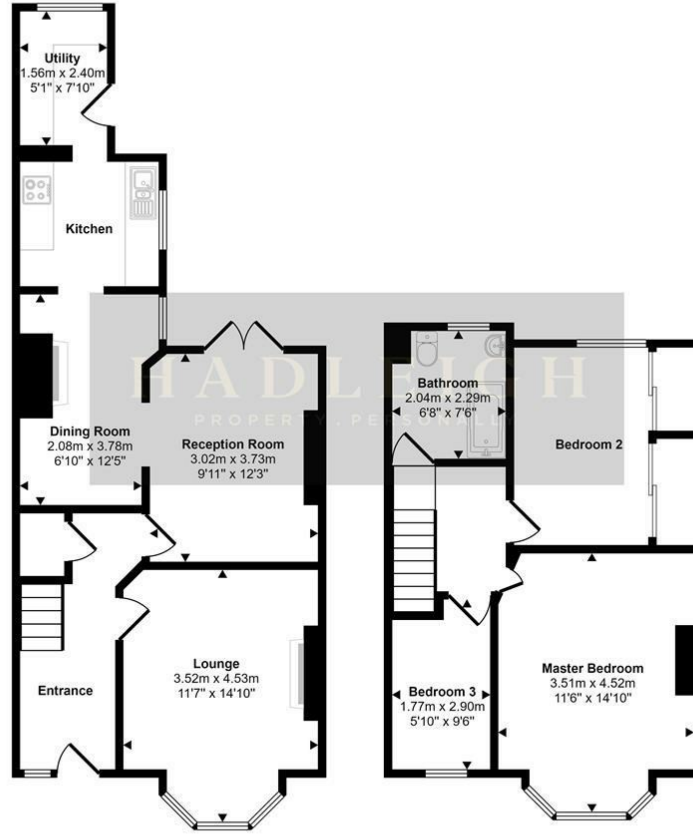
Bathroom



WC, vanity basin, shower over bath, partially tiled

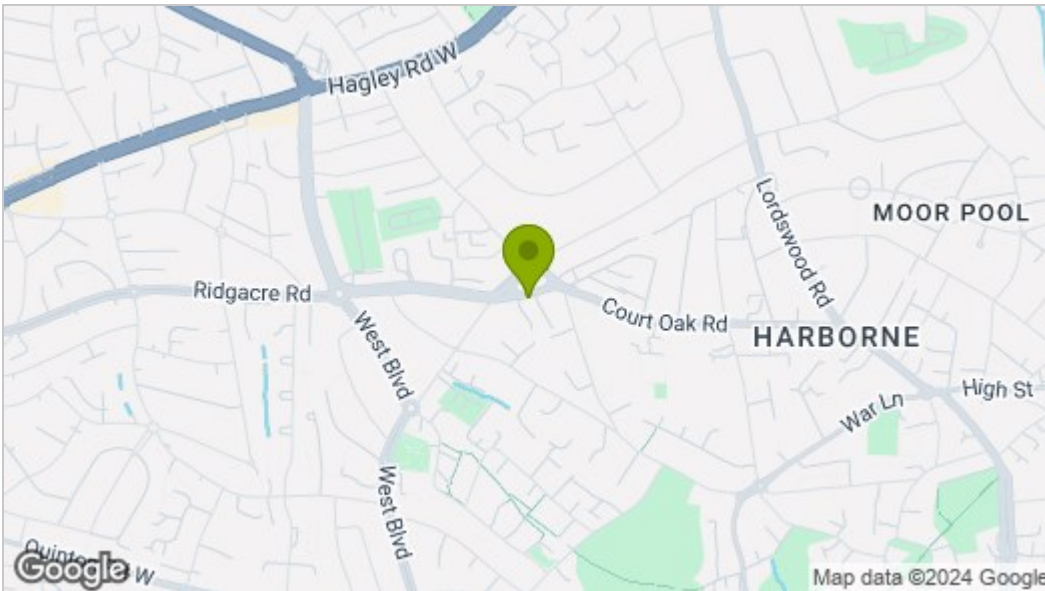
Floor Plan

Approx Gross Internal Area
96 sq m / 1038 sq ft

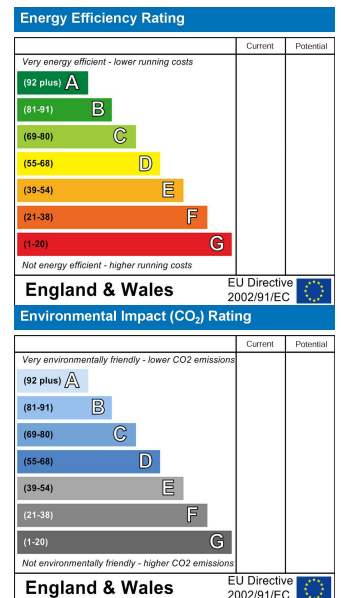


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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