

for sale

£220,000 Freehold



## Oakcroft Road Birmingham B13 0HP

BEAUTIFULLY presented two double bedroom property in the DESIRABLE area of Billesley, a short drive from Kings Heath, Moseley, and Hall Green. PERFECT FOR FIRST TIME BUYERS or a young family, the property benefits from good schools nearby and access to good transport links and the motorway network.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes





# Property Details

## Entrance Porch

Double glazed door to front access

## Entrance Hall

Stairs to first floor, door to Lounge.

## Lounge 13' 1" max x 12' 1" ( 3.99m max x 3.68m )

Double glazed bay window to front, wall mounted radiator, gas fire place, gas and electric meter, store cupboard under stairs, door to Kitchen

## Kitchen 15' 10" x 7' 10" ( 4.83m x 2.39m )

Double glazed window to rear, double glazed door to rear garden, range of wall and base units, free standing gas cooker, sink with drainer.

## Landing

Double glazed window to side, doors to

## Bedroom One 13' 2" x 9' 3" ( 4.01m x 2.82m )

Double glazed windows to front, wall mounted radiator.

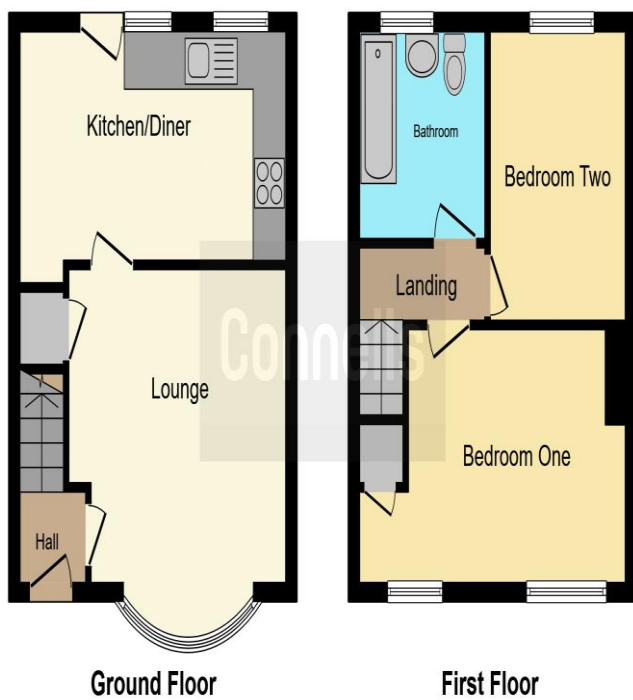
## Bedroom Two 10' 9" x 8' 4" ( 3.28m x 2.54m )

Double glazed window to rear, wall mounted radiator.

## Bathroom

Double glazed window to rear, electric shower over bathtub, low level W.C., handwash basin, wall mounted radiator.





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310562 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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](http://www.focalagent.com)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)