



Oxford Road  
Acocks Green Birmingham

burchell  
edwards



## Property Description

Welcome to this delightful 3-bedroom semi-detached freehold property, perfect for family living! Boasting generously sized bedrooms and two inviting reception rooms, this home offers ample space for relaxation and entertainment. Enjoy the convenience of a well-appointed family bathroom, a practical utility room, and a guest toilet. Outside, you'll find a large garage at the rear and convenient driveway parking. Situated in a prime location, this property is ideally located close to shops, schools, and excellent transport links. Don't miss the opportunity to make this wonderful house your new home!"

## Approach

Block paved driveway providing off road parking. UPVC double glazed door leading into

## Hallway

Stairs leading to the first floor accommodation and doors leading off to

## Reception Room One

With double glazed bay window to front elevation, two central heating radiators, gas fireplace with surround.

## Reception Room Two

Central heating radiator, electric fireplace and surround. Double glazed French doors leading to rear garden.

## Kitchen

Two double glazed windows to size aspect, Range of fitted wall base units above and below, worksurface above incorporating sink drainer with mixer taps. Integrated electric oven with four ring gas hob. Integrated slimline dishwasher. Space for fridge freezer. Wall mounted central heating radiator.

## Snug/Play Room

With double glazed windows, central heating radiator, double glazed door leading out to the rear garden.

## Utility Room

With fitted base units, space and plumbing for washing machine, tiled flooring.

## Downstairs W.C

With low flush W.C, vanity wash hand basin and light point

## Landing

Loft hatch and doors leading off to

## Bedroom One

Offering potential for conversion to two bedrooms with two double glazed windows to front elevation fitted wardrobes, central heating radiator.

## Bedroom Two

With double glazed window to rear elevation, fitted wardrobes with drawers, central heating radiator.

## Bedroom Three

Double glazed window to rear elevation central heating radiator.

## Family Shower Room

Being fitted with a three piece white suite comprising a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to water prone areas, obscure double glazed window to rear and lighting

## Rear Garden

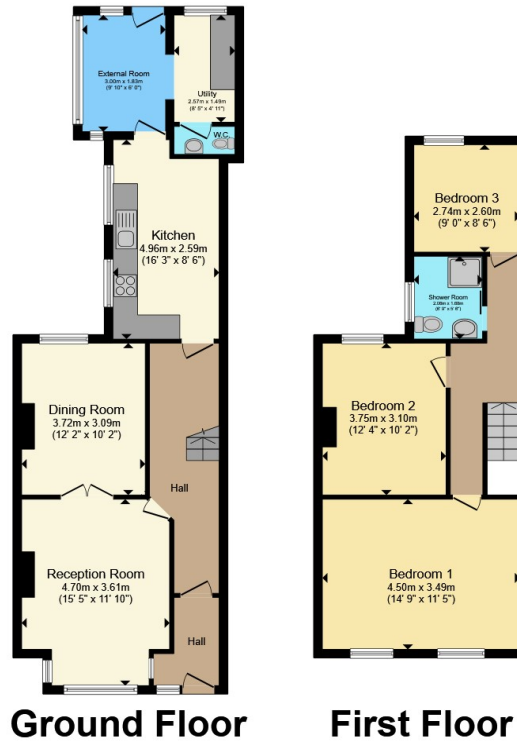
Being mainly laid to lawn with paved patio areas, timber storage shed, fencing to boundaries.

## Rear Garage









Total floor area 114.5 m<sup>2</sup> (1,233 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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