



## 188 Oak Farm Road

Bournville, Birmingham, B30 1EU

Price Guide £125,000



**\*CASH BUYERS ONLY\* 25% Shared Ownership but LOW LEASE - A fantastic opportunity to purchase a 25% share of this well-located three-bedroom mid-terrace family home, situated within a highly desirable cul-de-sac. The remaining 75% share is retained by Bournville Village Trust, with a current rental charge of £329.41 per calendar month, payable to Bournville Village Trust. This figure includes buildings insurance. The property offers excellent potential for a buyer looking to update and modernise to their own taste, all within a location that is widely regarded as one of the area's most sought-after settings. Ideally positioned for local schools, amenities, and transport links, the home also benefits from being offered with no onward chain, making it an attractive proposition for a straightforward purchase. To arrange your viewing, please contact our Bournville Sales Team.**



### Approach

This three-bedroom mid-terrace property is approached via a front driveway and garage with metal up-and-over door. A pathway leads to a storm porch with storage cupboards and a glazed front entrance door opening into:

### Entrance Hallway

With a wooden-framed frosted double-glazed window to the side aspect, ceiling light point, staircase rising to the first-floor landing, central heating radiator, useful under-stairs storage, and an internal door leading into:

### Kitchen/Dining Room

14' x 9'03" (4.27m x 2.82m)

Featuring a wooden-framed double-glazed window to the front aspect, a range of wall and base units incorporating display units, ceramic one-and-a-half bowl sink with drainer and mixer tap, and tiled splashbacks. There is space for a washing machine, fridge freezer, and electric cooker. Additional features include tiled-effect flooring, two ceiling light points, and a central heating radiator.

### Living/Dining Room

15'07" x 13'04" (4.75m x 4.06m)

A bright and spacious room with floor-to-ceiling double-glazed windows incorporating French doors providing views of and access to the rear garden, along with an additional floor-to-ceiling double-glazed window. The room further benefits from two ceiling light points, a central heating radiator, and an inset fireplace with raised hearth and wooden mantel and surround.

### First Floor Accommodation

Stairs rise to the first-floor landing, which has a frosted double-glazed window to the side aspect, a cupboard housing the Worcester Bosch combination boiler, an additional airing cupboard, and doors leading to:

### Bedroom One

8'09" x 12'09" (2.67m x 3.89m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Two

14'09" to rear of wardrobe x 6'11" (4.50m to rear of wardrobe x 2.11m )

With a double-glazed window to the rear aspect, ceiling light point, and central heating radiator.

### Bedroom Three

10'03" x 6'07" (3.12m x 2.01m)

With a double-glazed window to the rear aspect, ceiling light point, and central heating radiator.

### Bathroom

5'04" x 2'07" (1.63m x 0.79m)

Comprising a panelled bath with mixer tap and shower over, wash hand basin set into a vanity unit with mixer tap, low-level push-button WC, heated chrome towel rail, tiled splashbacks, frosted double-glazed window to the front aspect, and ceiling light point.

### Rear Garden

The rear garden features an initial block-paved patio area with a mixture of Cotswold stone,

leading onto a landscaped, three-tiered lawned garden. There is a varied selection of mature trees, plants, shrubs, and decorative flowerbeds, with low-level fencing to all boundaries.

#### LEASEHOLD

Lease Start Date 23/01/1985

Lease End Date 01/07/2083

Lease Term 99 years from 1 July 1984

Lease Term Remaining 57 years

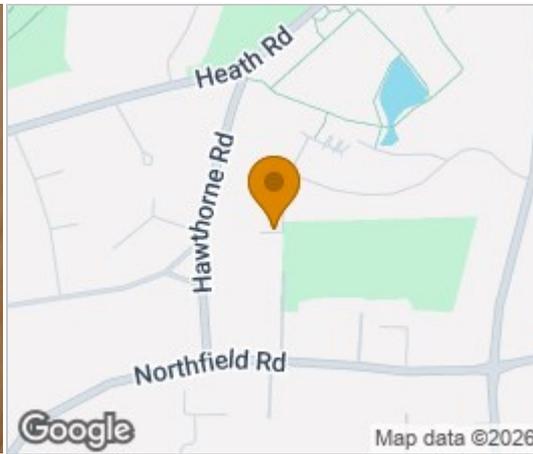
#### EXTRA INFO

Agent Note:

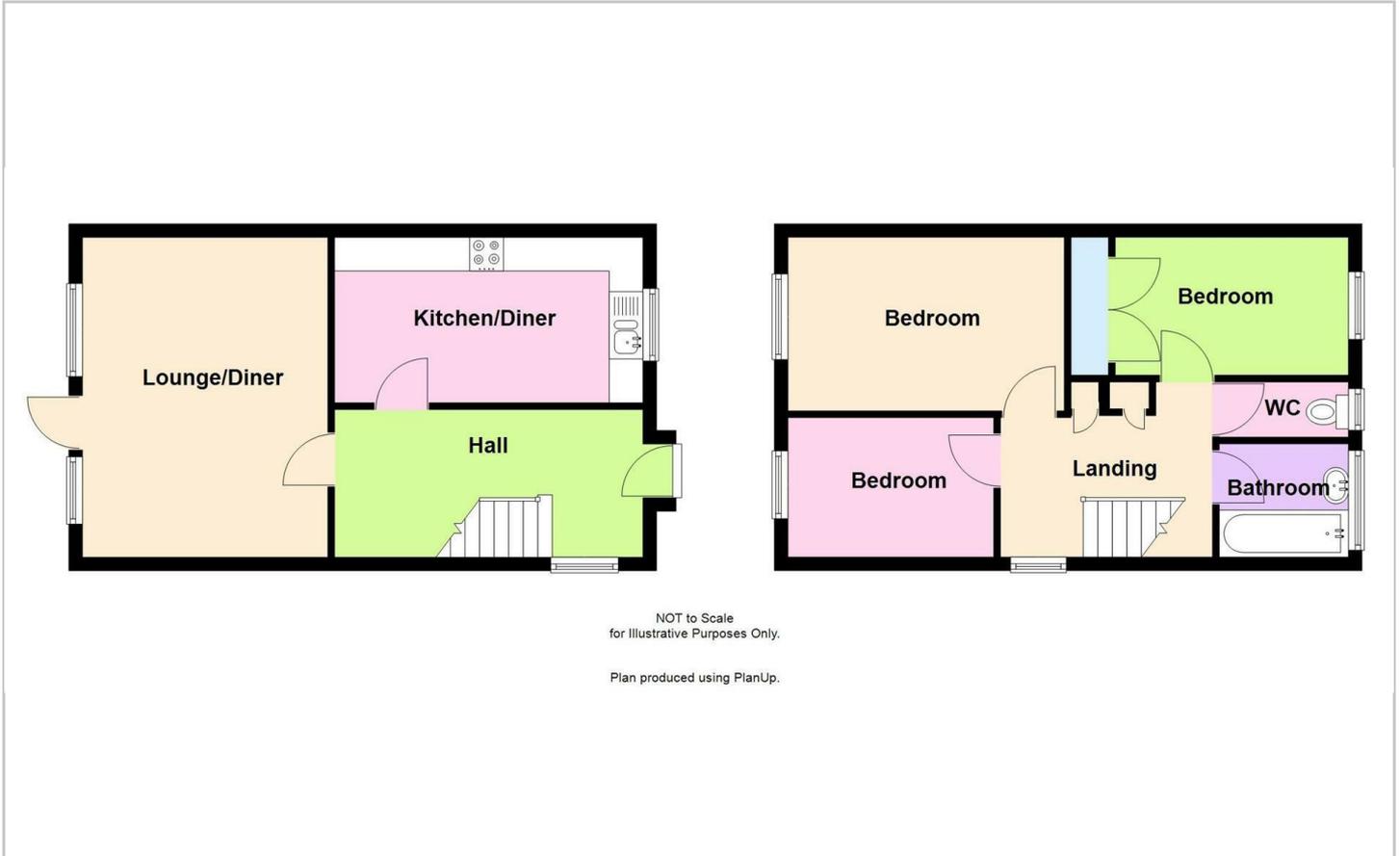
Bournville Village Trust offers purchasers the opportunity to either extend the lease under their Voluntary Lease Extension Scheme or to 'staircase' by purchasing additional shares in the property. Further details are available directly from Bournville Village Trust.

The agent strongly recommends that any purchaser seeks independent legal advice should either option be considered.





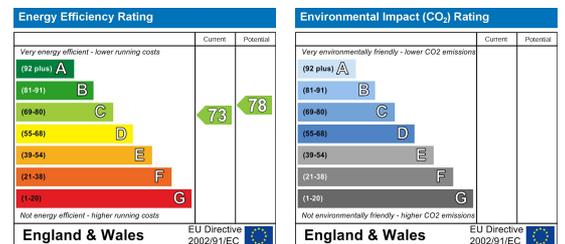
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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