Bloore King & Kavanagh
Sales & Lettings

11 Oak Barn Road

B62 9DN

Offers In The Region Of £492,500

Approach
Graveled driveway to front offering off road parking for up to four vehicles. Front door and front garage access available.

Entrance Hall
Original stained glass windows to side. Stairs to first floor and understairs storage cupboard. Alarm system and oak flooring.

Front Reception Room
Bay window to front. Brick fireplace with fixed log burner. Dado rail.

Rear Reception Room
Windows and access to rear via patio door. Decorative fireplace and dado rail.

Kitchen Breakfast Room
Window to rear. Lovely range of eye and low level units incorporating: 1 1/2 bowl ceramic sink and drainer, overhead extractor hood installed, recess for a freestanding double oven, integral fridge freezer and integral dishwasher. Built in wine cooler. Opening into Orangery.

Orangery
French doors to the rear, laminate flooring and windows to sides.

Inner Hallway
Window to side and doors to utility space and garage.

Utility Space
Low level unit incorporating: stainless steel sink and drainer, space for a washing machine and dryer.

Cloakroom
Window to front. Two piece suite comprising: Low level WC and vanity unit hand wash basin.

Landing
Windows to side. Partially boarded loft space with ladder.

Bedroom One
Window to front, built in storage into eaves. Fitted wardrobes and drawer units. Laminate Flooring

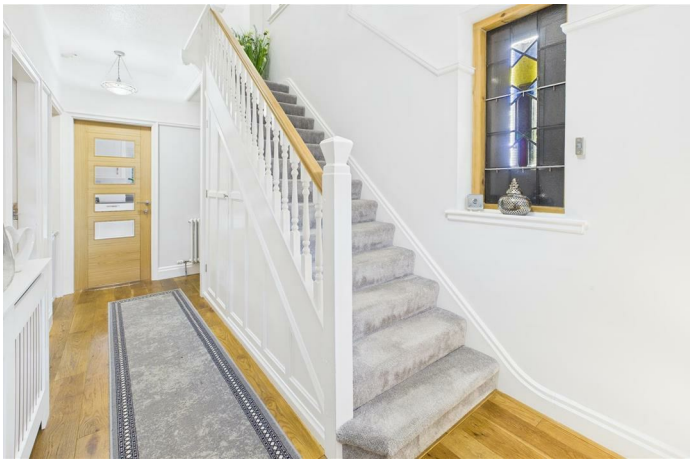
Bedroom Two
Window to rear.

Bedroom Three
Bay window to front and dado rail.

Bathroom
Window to rear. Three piece suite comprising: vanity unit wash hand basin, floating low level WC, paneled bath with electric shower over. Heated towel rail.

Bedroom Four
Window to rear.

Bedroom Five
Window to front. Built in overstairs storage space.



Shower Room
Window to rear. Two piece suite comprising: vanity unit wash hand basin, shower cubicle with mains fed shower. Heated towel rail.

Garage
Up and over electric roller door to front. Rear access door. Power. Storage space.

Rear of the Property
Slabbed dining patio area with steps leading up to a large raised decked area and steps leading down to the garden mainly laid to lawn. Mature shrubbery raised on it's borders with a shed and separate summer house, currently being utilised as a gym space available. Benefitting from electrics and power throughout.

Freehold
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements