



**Wilsford Green Oak Hill Drive, Birmingham B15 3UG**

**welcome to**

## **Wilsford Green Oak Hill Drive, Birmingham**

\*\*\* GREAT LOCATION \*\*\* TWO BEDROOMS \*\*\* FITTED KITCHEN \*\*\* BATHROOM \*\*\* LOUNGE \*\*\* GARAGE-EN-BLOC \*\*\* NO CHAIN \*\*\*

### **Agent Note**

This property is council tax band C.

### **Porch**

Doors to lounge & kitchen, storage cupboard.

### **Lounge**

21' 5" x 11' 8" ( 6.53m x 3.56m )

2 double glazed windows & door, 2 ceiling light connection, carpet, central heating radiator, door to hall.

### **Kitchen**

12' 11" x 11' 9" ( 3.94m x 3.58m )

Double glazed window, ceiling light connections, space for fridge freezer, space for free standing cooker, plumbing for washing machine, sink & drainer with mixer tap, range of wall & base units with worktops over, tiles to splash-prone areas, may have space for a small dining table.

### **Hall**

Doors to living room, bathroom, separate w/c, and the two bedrooms.

### **Bedroom 1**

13' 5" x 11' 7" ( 4.09m x 3.53m )

Double glazed window, ceiling light connection, central heating radiator, carpet.

### **Bedroom 2**

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed window, ceiling light connection, central heating radiator, carpet.

### **Bathroom**

6' 6" x 5' 10" ( 1.98m x 1.78m )

Double glazed window, ceiling light connection, lino, tiled to splash-prone areas, bath with shower over, wash hand basin with hot & cold taps.

### **Separate W/C**

Double glazed window, ceiling light connection, lino, w/c.





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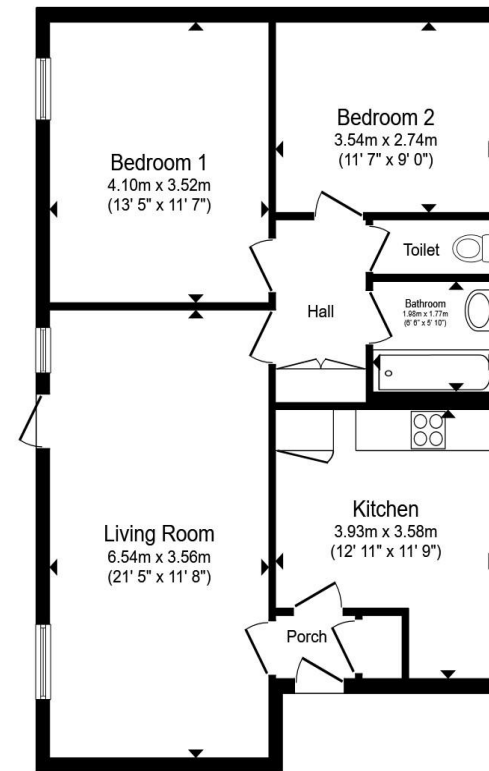
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## Wilsford Green Oak Hill Drive, Birmingham

- GREAT LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN & LOUNGE
- BATHROOM
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of  
**£210,000**



Total floor area 72.7 m<sup>2</sup> (782 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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