



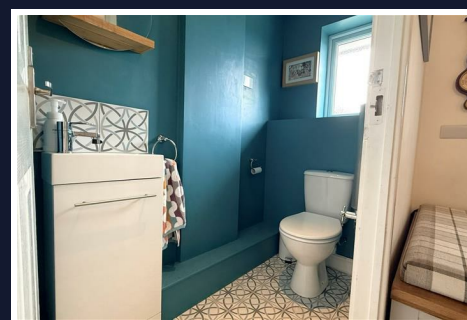
2 Ockam Croft

Northfield, Birmingham, B31 3XP

Offers In The Region Of £400,000



****STUNNING FOUR-BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER CUL-DE-SAC**** Nestled within a peaceful and desirable cul-de-sac, this beautifully presented four-bedroom detached home offers the perfect blend of space, comfort and convenience, making it an ideal choice for families. Situated on Ockam Croft, the property enjoys an excellent location with easy access to Birmingham city centre and the surrounding areas. The nearby M5 and M42 motorway network provide superb commuter links, while Northfield Train Station offers excellent rail connections. Residents also benefit from the wide range of amenities available in Northfield, Longbridge and Kings Norton, including shops, restaurants, highly regarded schools, parks and nature reserves. The accommodation briefly comprises a welcoming entrance hallway, a spacious and light-filled living room, a separate dining room, a well-appointed kitchen, a convenient guest WC and a tandem garage. Outside, the property boasts a driveway providing off-road parking for multiple vehicles and an attractive rear garden, perfect for relaxing or entertaining. Upstairs, there are four well-proportioned bedrooms and a family bathroom, offering generous living space for a growing family. Energy Efficiency Rating: C. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. To arrange your viewing, please contact our Kings Norton office today.



Approach

The property is approached via a front drive way providing parking for multi vehicles with lawn area and planting to borders and leads to a metal door opening into a tandem garage and step and composite door opening into:

Hallway

With LVT flooring, stairs giving rise to the first floor landing, central heating radiator, ceiling light point and door opening into:

Guest WC

3'5" x 6'8" (1.058 x 2.048)

With tiled flooring, an obscured double glazed window to the front aspect, heated towel rail, space saver sink unit with mixer tap, wall mounted extractor fan, ceiling light point and low flush push button WC.

Living Room

16'2" x 11'7" max (4.942 x 3.551 max)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point and open archway into:

Dining Room

11'8" x 9'8" (3.565 x 2.958)

With double glazed French doors with accompanying side windows giving views and access to the rear garden, tiled floor covering, ceiling light point, central heating radiator and door opening into:

Kitchen

19'1" max x 9'6" max (5.839 max x 2.918 max)

Being accessed from dining area and hallway. With useful under stairs storage cupboard, laminate wood effect floor covering, further useful coats cupboard, a selection of matching wall and base units with work surfaces over incorporating one a a half bowl sink and drainer with mixer tap, integrated oven and grill with four ring burner gas hob with extractor over, integrated dishwasher, fridge and freezer, ceiling spotlight points, double glazed window giving views to the rear garden, space saver central heating radiator and door opening into:

Garage

35'2" max x 8'0" max (10.742m max x 2.453 max)

With two ceiling strip lights, electric points, metal door to driveway, double glazed obscure window to the rear aspect, double glazed obscured door giving access to the rear garden and wall mounted Worcester boiler.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with obscured double glazed window to the side aspect, loft access point, ceiling light point, door opening into useful storage cupboard and further doors opening into:

Bedroom One

9'11" to front of wardrobes x 12'15"8'9" max (3.047 to front of wardrobes x 3.706 max)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and built-in wardrobes.

Bedroom Two

10'5" x 7'7" (3.179 x 2.336)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, laminate flooring and built-in storage cupboard.

Bedroom Three

9'9" x 6'7" (2.972 x 2.012)

With double glazed window to the front aspect, ceiling light point, central heating radiator and sliding door giving access into built-in storage.

Bedroom Four

7'4" x 7'3" (2.247 x 2.215)

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

Bathroom

6'3" x 7'3" (1.907 x 2.219)

With obscured double glazed window to the rear aspect, ceiling spotlight points, space saver central heating radiator, tiled flooring, wash hand basin with fitted storage, bath with mixer tap and wall mounted shower over, low flush push button WC, tiling to splash back areas and wall mounted extractor fan.

Rear Garden

There is a side access point to the front of the property and also being accessed from the dining area and garage leads to a block paved patio area leading to mature

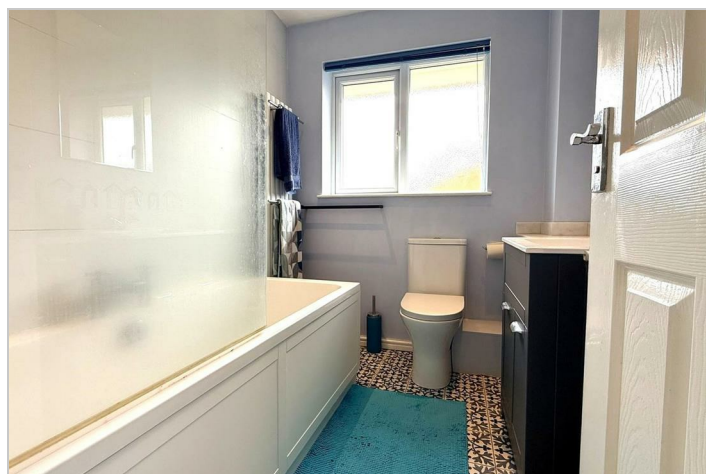
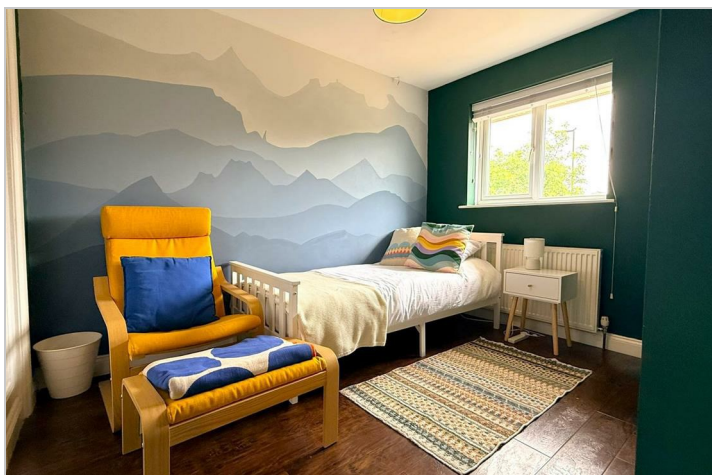
lawned area with planting beds to borders and gravelled seating area to the rear.

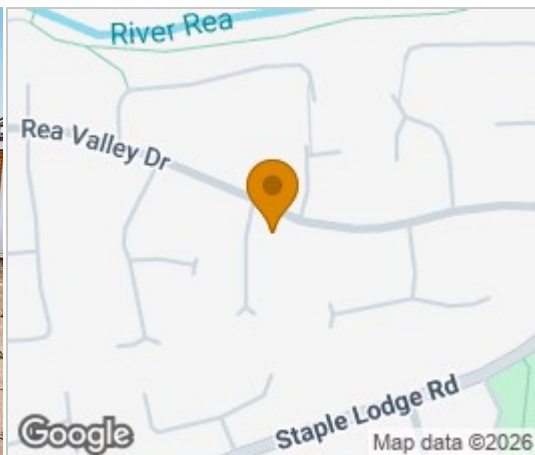
Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

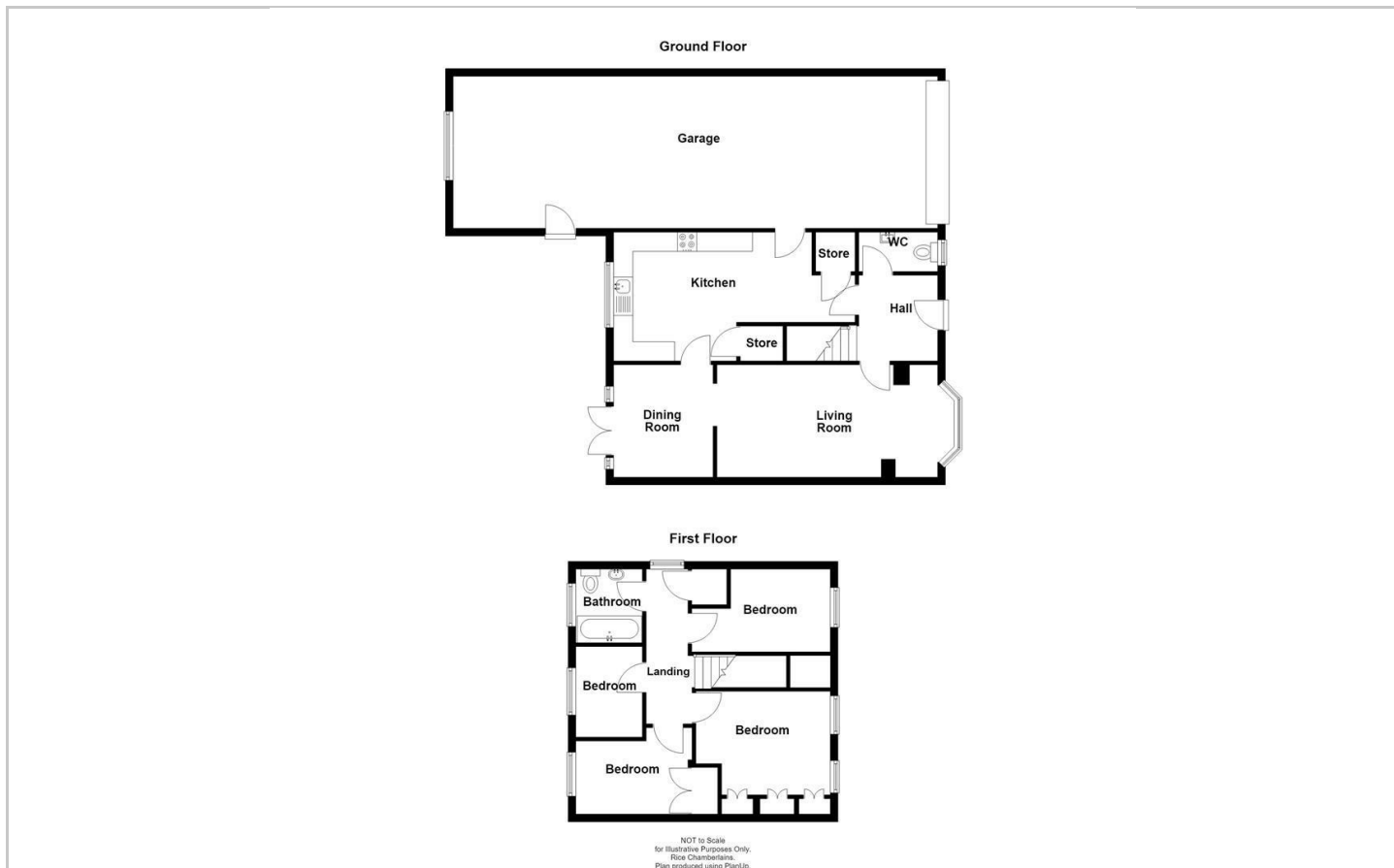
Council Tax

According to the Direct According to the Direct Gov website the Council Tax Band for 2, Ockam Croft Birmingham, West Midlands, B31 3XP is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.





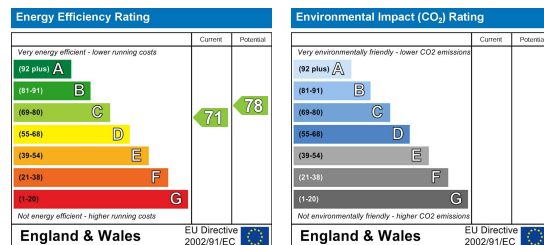
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk