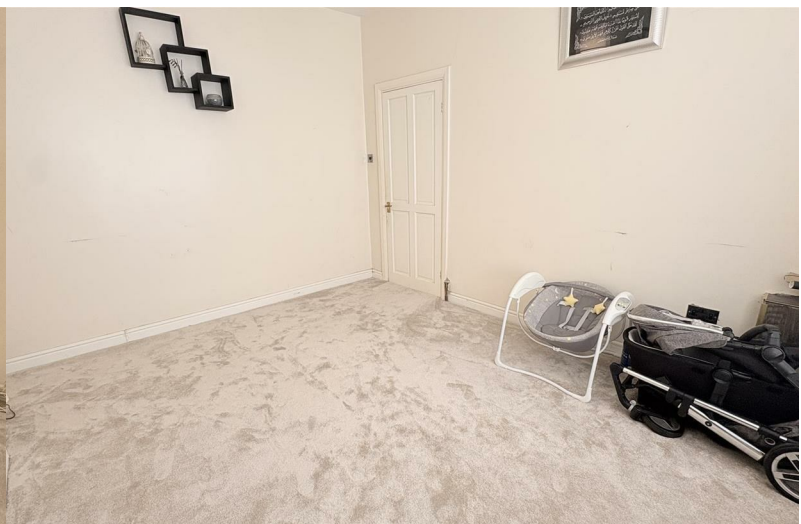




## 52 Oakwood Road

Sparkhill, Birmingham, B11 4HA

Offers Over £260,000



**\*LOVELY AND SPACIOUS THREE BEDROOM MID-TERRACED HOME\*** This is a wonderful three bedroom home which offers a mix of contemporary and period charm; ideally located on Oakwood Road. The property is well-positioned for access to all of the local amenities offered via the Stratford Road and the local schools the property comprises the following accommodation; shallow garden, two reception rooms, kitchen, and access to a lovely garden. To the first floor there are three bedrooms and a family bathroom. The property further benefits from double glazing (where stated) and central heating. Energy Efficiency Rating TBC. To arrange your viewing of this superb home please call our Moseley office.



### Approach

The property is approached via a front fore garden leading to front entry door opening into:

### Vestibule

With a further wooden door with stained inset opening into:

### Hallway

With laminate wood effect floor covering, two ceiling light points one with ceiling rose, decorative archway, central heating radiator, stairs giving rise to the first floor, under stairs storage cupboard and door opening into:

### Front Reception Room

14'11" x 10'9" (4.56 x 3.30)

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

### Rear Reception Room

12'2" x 11'6" (3.72 x 3.53)

With ceiling light point, central heating radiator, continued laminate wood effect flooring and double glazed French doors with accompanying double glazed window above giving views and access to the rear garden.

### Kitchen/Diner

9'3" x 21'6" (2.82 x 6.56)

From hallway steps leads down into kitchen/diner with tiled flooring, ceiling light point, three strip ceiling light points, two double glazed windows to the side aspect, double glazed window to the rear, double glazed opaque door to the side aspect and central heating radiator. Kitchen with wall and base units with work surfaces over incorporating stainless

steel sink and drainer with hot and cold mixer tap, integrated oven and five ring burner gas hob with stainless steel in-built extractor over, space for fridge freezer and washing machine, tiling to splashbacks and wall mounted boiler.

### First Floor Accommodation

From hallway staircase gives rise to the first floor landing with double glazed opaque window to the side aspect, two ceiling light point, door opening into storage cupboard and doors opening into:

### Bedroom One

12'3" x 14'9" (3.75 x 4.51)

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

### Bedroom Two

12'2" x 11'6" (3.71 x 3.52)

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

### Bedroom Three

11'2" x 9'3" (3.42 x 2.84)

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

### Bathroom

6'7" x 6'1" (2.02 x 1.86)

With ceiling light point, tiled floor, tiling to walls, double glazed opaque window to the side aspect, low flush WC, sink on vanity unit with mixer tap and storage below, bath with hot and cold tap, and aqua-tonic shower over and heated chrome towel rail.

### Rear Garden

With a patio area leading to two outhouses one with WC, garden shed, astro-turf to garden and shrubs to borders.





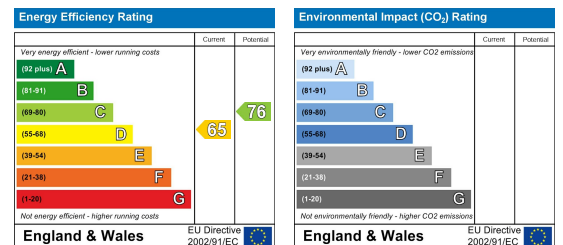
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk