



smarthomes

## Oxford Road

Acocks Green, Birmingham

- A Substantial Three Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Family Shower Room
- Two Spacious Reception Rooms & Play/Family Room
- Private Rear Garden & Large Rear Garage

**£325,000**

Current EPC Rating - D  
Current Council Tax Band - C





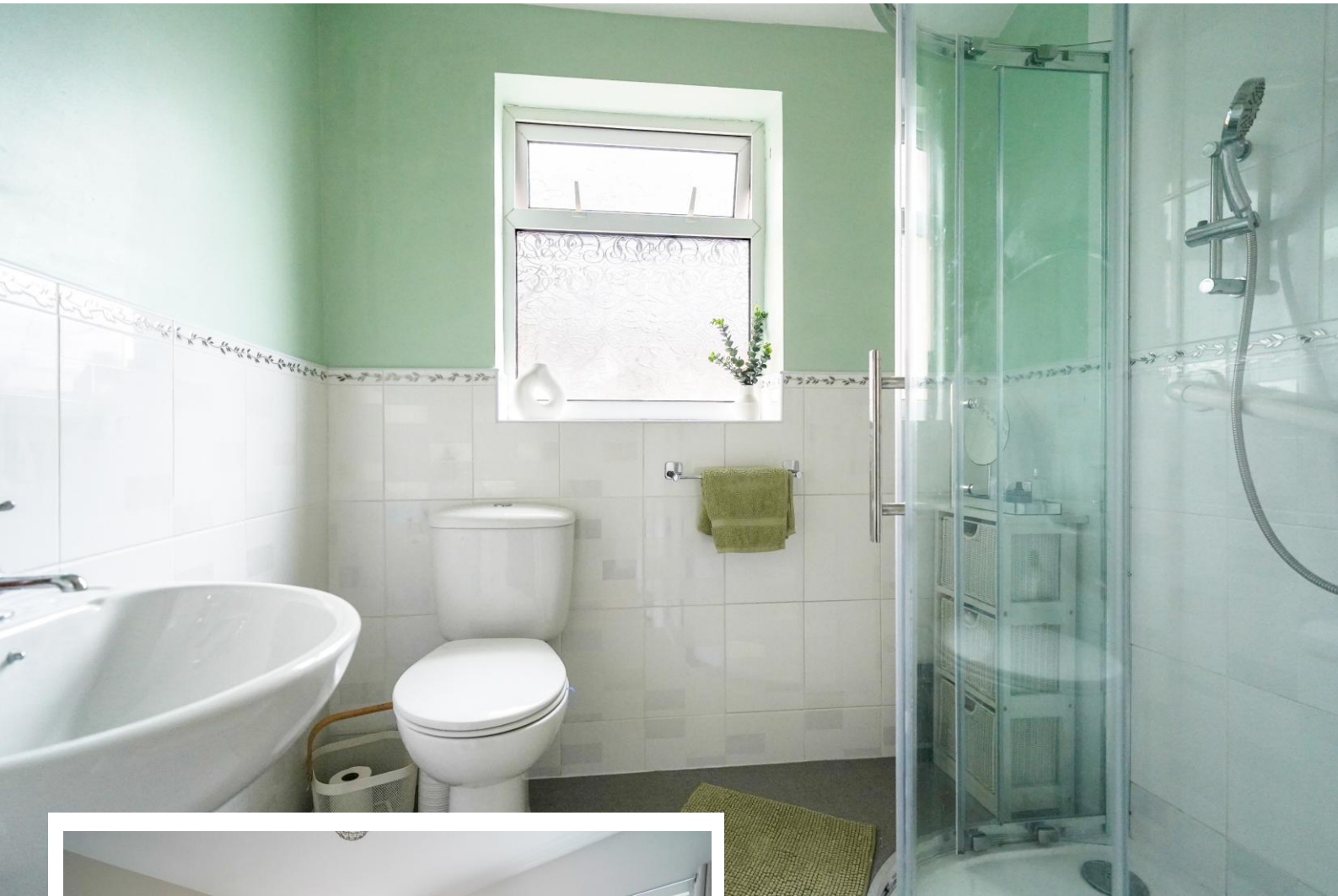
## Property Description

### DRAFT SALES PARTICULARS

A well presented and extended semi-detached family home situated in a most convenient location. Offering spacious accommodation comprising two reception rooms, family/play room, re-fitted breakfast kitchen, utility room, guest W.C, three good size bedrooms, family bathroom, rear garden, large rear garage and driveway parking

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



## Rooms & Measurements

Reception Room One to Front 4.72m x 3.81m (15'6" x 12'6")

Reception Room Two to Rear 3.78m x 3.18m (12'5" x 10'5")

Re-Fitted Breakfast Kitchen to Side 4.52m x 2.59m (14'10" x 8'6")

Family/Play Room 3.05m x 1.98m (10'0" x 6'6")

Utility Room

Guest W.C

Bedroom One to Front 4.52m x 3.51m (14'10" x 11'6")

Bedroom Two to Rear 3.81m x 3.12m (12'6" x 10'3")

Bedroom Three to Rear 2.59m x 2.46m (8'6" x 8'1")

Family Shower Room to Side

Large Rear Garage 5.61m x 5.11m (18'5" x 16'9")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.