



smarthomes

## Oak Meadow Close

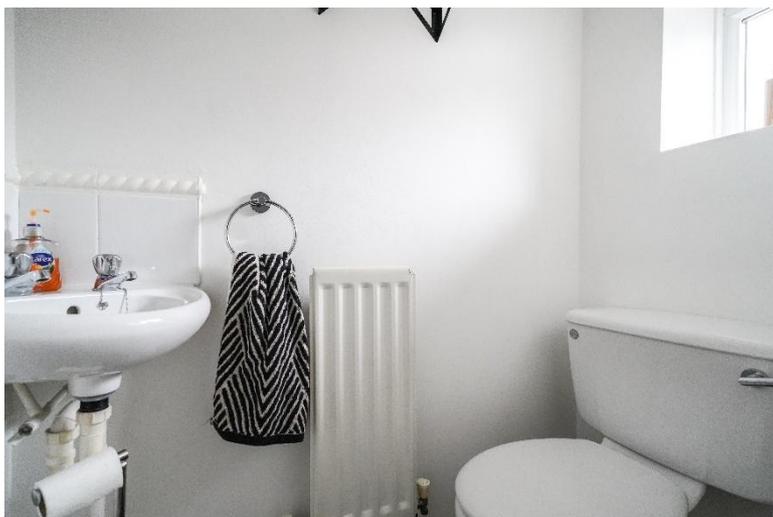
South Yardley, Birmingham

- A Well Presented Two Bedroom Family Home
- Fitted Kitchen & Modern Family Bathroom
- Pleasant Rear Garden
- Driveway Parking Space

**£245,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented semi-detached property situated on a popular modern development offering accommodation comprising a spacious lounge, fitted kitchen, guest W.C, two good size bedrooms, family bathroom, landscaped rear garden and driveway parking



## Rooms & Measurements

Spacious Lounge to Rear 4.78m max x 3.71m max (15'8" max x 12'2" max)

Fitted Kitchen to front 3.05m x 1.78m (10'0" x 5'10")

Guest W.C

Bedroom One to Front 3.71m max x 2.95m (12'2" max x 9'8")

Bedroom Two to Rear 3.66m x 3m (12'0" x 9'10")

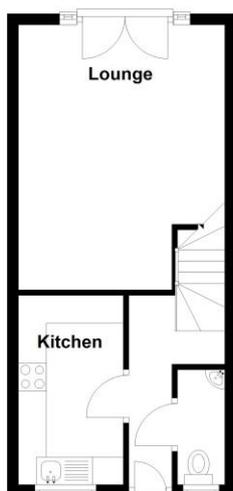
Modern Family Bathroom 1.83m x 1.65m (6'0" x 5'5")

### Tenure

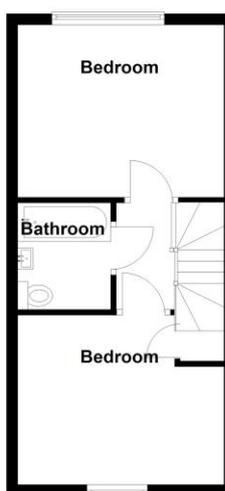
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B



**Ground Floor**  
Approx. 30.6 sq. metres (329.4 sq. feet)



**First Floor**  
Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 61.2 sq. metres (658.7 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 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 are advised to recheck the measurements.