



## Oaklands Avenue, , Birmingham, B17 9TU

- Spacious and Well Presented Traditional Semi-Detached Property
- Three Generously Sized Bedrooms
- Driveway and Garage
- No Upward Chain

- Popular Cul-De-Sac Location in Central Harborne
- Large Rear Garden with Scope for Further Extension Subject to Relevant Planning Permissions
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - D

**Offers In The Region Of £510,000**



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A superbly presented traditional semi-detached family home situated in this highly desirable cul-de-sac location in Central Harborne. This three bedroom property is positioned on an excellent corner plot with a much larger than average rear garden, presenting fantastic opportunity for further extension subject to the relevant planning permissions. Being Sold with No Upward Chain.

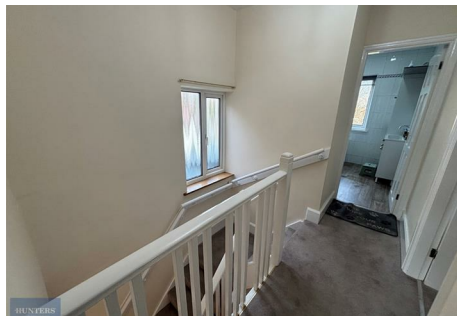


With gas central heating and double glazing throughout, the property includes a private driveway leading to the integral garage and property entrance. As you enter the property, a welcoming hallway provides staircase to the first floor with a partly tiled WC underneath and access into traditional front and rear reception rooms. The front reception includes a large bay window and feature fireplace with open fire, with another open fireplace in the rear reception room. The kitchen comprises wall and base level units, with complimentary work surfaces and tiled splash-back, with integrated oven, gas hob and extractor plus an integrated dishwasher. A spacious third reception room offer fantastic further potential, with sliding patio doors out to the rear garden and access to the separate utility room which provides additional work surfaces and sink unit, with space and plumbing for washing machine and houses the central heating boiler. This leads to the remainder of the garage which offers great storage with an external up and over door.



The upstairs accommodation includes a light and airy landing area with access into three well proportioned bedrooms, two large double rooms, one of which includes an array of fitted wardrobes, with the third bedroom being used a dressing room. Completing the internal accommodation is a partly tiled family bathroom with WC, vanity sink unit, corner bath and separate shower cubicle.

To the outside, a very large rear garden is made up of a small patio and mainly large lawn area, with garden shed, and some mature plants and bushes throughout.



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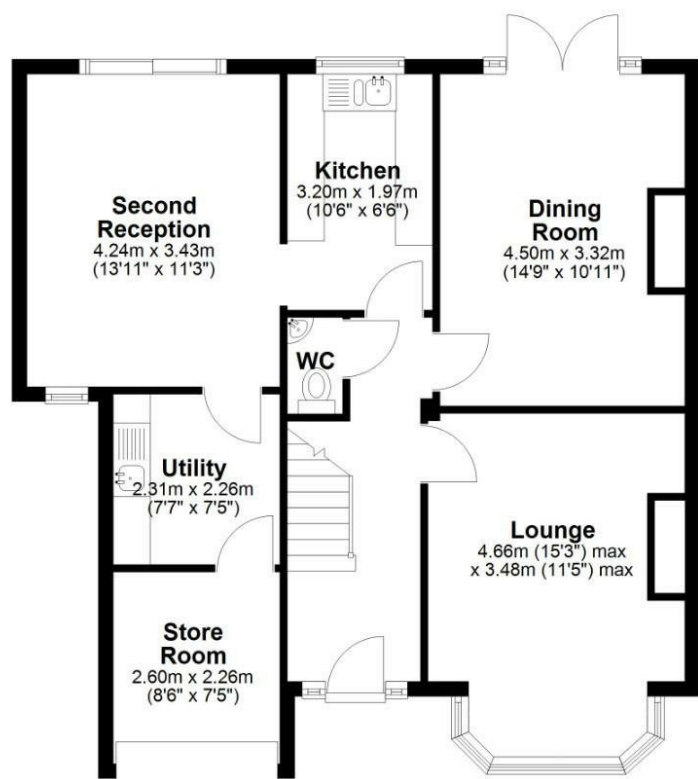


The property is situated in a quiet cul-de-sac just off Fellows Lane between Court Oak Road and War Lane, ideally positioned for a number of local amenities on the island of War Lane and Northfield Road. Harborne High Street is easily accessible

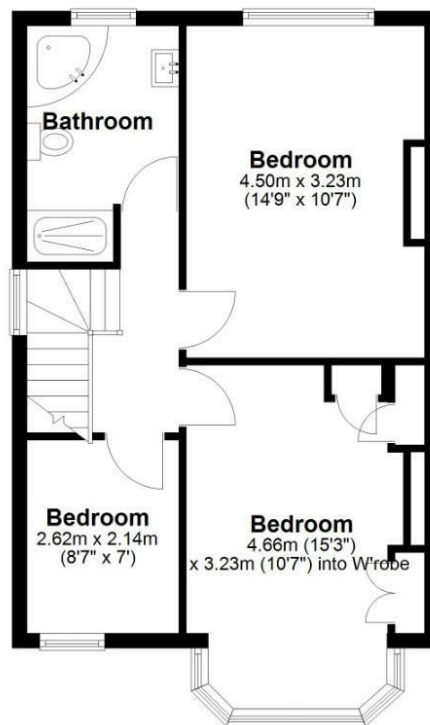
and provides all of Harborne's renowned local amenities such as high end supermarkets, cafés and eateries. The Queen Elizabeth Medical Complex, University of Birmingham and Birmingham City Centre are all easily accessible with

public transport facilities, and leisure such as Harborne Golf Club and Harborne Swimming Pool and Fitness Centre are also nearby. The school catchment provides an array of fantastic infant and junior schools in the local area.

Approx. 73.7 sq. metres (792.9 sq. feet)



Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## Viewings

Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                                                                                                                                                                                                           |  | Current | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 63      | 8         |
| <p><i>Not energy efficient - higher running costs</i></p>                                                                                                                                                                          |  |         |           |

**England & Wales**

EU Directive  
2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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