



## 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 £485,000**



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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.

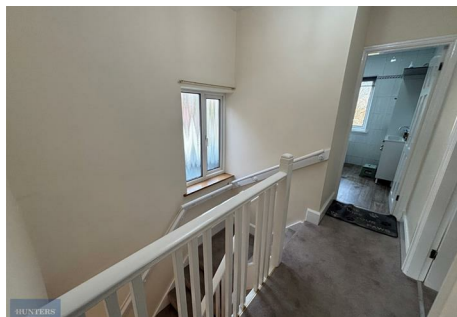


With gas central heating and double glazing throughout, the property includes a private driveway leading to the integral garage and property entrance. As you enter the property, a welcoming hallway provides staircase to the first floor with a partly tiled WC underneath and access into traditional front 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.

