# ENGLANDS




## 8 Oaklands Avenue

Harborne, Birmingham, B17 9TU

£330,000

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## PROPERTY DESCRIPTION

A modern townhouse located in a sought after area of Harborne. This three bedroom property comprises a spacious living/dining room, fitted kitchen and first floor bathroom with separate WC. It also benefits from a garage in nearby block with parking space and a delightful rear garden. No chain.

Oaklands Avenue is a quiet, delightful tree-lined close just off Fellows Lane, which in turn leads between War Lane and Court Oak Road. It is readily accessible to excellent amenities around Harborne High Street, the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne leisure centre. Queens Park, Harborne Golf Club and Harborne Church Farm Golf Club are also close by as well as a number of good local primary schools and regular transport services to comprehensive city centre leisure, entertainment and shopping facilities. Local motorway connections to the M5 and M6 are also readily accessible.

The accommodation which can only be fully appreciated by an internal inspection comprises in more detail:



Tel: 01214271974

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The property is set back from the road by a foregarden and pathway leading to entrance door. Opening into:

HALLWAY
Having obscured double glazed window, ceiling light point, stairs rising to first floor accommodation and build in storage cupboard housing meters. Glazed door with side windows leading to:

LIVING/DINING ROOM
8.36m max x 4.16m max (27'5" max x 13'7" max)
Having UPVC double glazed window overlooking front elevation, two ceiling light points, under stairs storage cupboard, part wooden style flooring and further double glazed window overlooking garden.

KITCHEN
2.72m max x 2.71m max (8'11" max x 8'10" max)
Having a range of wall and base units, ceiling strip lighting, partial tiling to walls, plumbing for washing machine, single bowl sink drainer with mixer tap over, double glazed window overlooking garden and integrated gas warm air heating system. Vinyl tiled flooring and part glazed UPVC door leading to garden.

Stairs rising to first floor accommodation.

LANDING
Having ceiling light point and loft hatch.

BEDROOM ONE - REAR
4.49m max x 3.27m max (14'8" max x 10'8" max)
Having ceiling light point, fitted wardrobes and UPVC double glazed window overlooking garden.

BEDROOM TWO - FRONT
3.82m max x 3.27m max (12'6" max x 10'8" max)
Having ceiling light point, fitted wardrobes and UPVC double glazed window overlooking front elevation.

BEDROOM THREE - FRONT
2.89m max x 2.36m max (9'5" max x 7'8" max)
Having ceiling light point, built in storage cupboard and UPVC double glazed window overlooking front elevation.

BATHROOM
Having wooden style flooring, partial tiling to walls, pedestal hand wash basin, panelled bathtub with mixer tap over, wall mounted electric shower and side screen, ceiling light point, storage cupboard housing water tank and UPVC obscured double glazed window.

SEPARATE WC
Having wooden style flooring, ceiling light point, low flush WC and UPVC obscured double glazed window.

OUTSIDE

REAR GARDEN
Having paved patio area, fence panels to three sides, a range of evergreen shrubs, flowers and plants, and steps leading to elevated lawn. Gate to rear access.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: C
Garage in nearby block.









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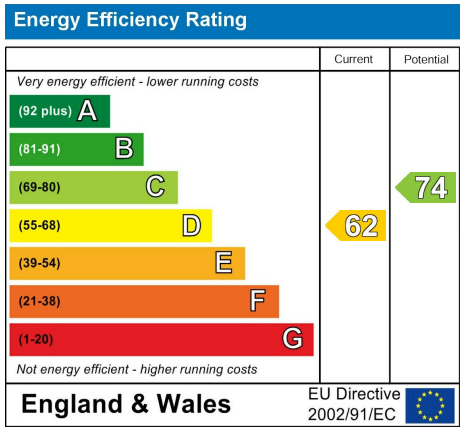




## ROAD MAP




## ENERGY EFFICIENCY GRAPH




## FLOOR PLAN




**DISCLAIMER NOTICES**

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.