

ENGLANDS



8 Oaklands Avenue
Harborne, Birmingham, B17 9TU

£365,000





PROPERTY DESCRIPTION

A modern townhouse located in a sought after area, currently comprises a spacious living/dining room, kitchen, three bedrooms and bathroom with separate WC. Garage in nearby block and rear garden.

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:





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 built in storage cupboard housing meters. Glazed door with side windows leading to:

LIVING/DINER

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

2.71m max x 2.72m max (8'10" max x 8'11" 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

3.27m max x 4.49m max (10'8" max x 14'8" 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

2.36m max x 2.89m max (7'8" max x 9'5" 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

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.



ENGLANDS





ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.