

# ENGLANDS



8 Oaklands Avenue  
Harborne, Birmingham, B17 9TU

£365,000





## 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 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



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.



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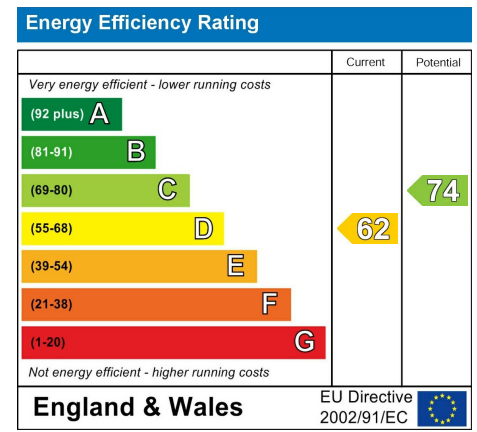
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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