



smarthomes



- A Beautiful Edwardian Property
- Four Double Bedrooms
- Three Reception Rooms & Conservatory
- Large South West Facing Rear Garden

Oxford Road, Acocks Green, Birmingham, B27 6DS

£375,000

A beautiful Edwardian property on a popular road a short walk from Acocks Green Train Station, benefitting from four double bedrooms, sitting room, kitchen opening to dining room, family lounge being open plan to conservatory, family bathroom with separate WC, large low maintenance South West facing rear garden with out-buildings and off road parking.
EPC Rating – 63. Council Tax Band – D.



Property Description

The property is set back from the road behind a block paved driveway providing off road parking for two vehicles extending to gated side access and canopy porch with hardwood front door leading through to

Enclosed Porch

With feature window to front, Minton tiled flooring, lighting and wooden part glazed door leading through to

Entrance Hallway

With ceiling light points, radiator, decorative archway, wood effect flooring, dado rail, stairs leading to the first floor accommodation, useful storage cupboard and doors leading off to





Sitting Room to Front

13' 5" into bay x 12' 1" (4.1m x 3.7m)
With double glazed bay window to front elevation, decorative coving to ceiling, ceiling light point, fire recess with tiled hearth, radiator and wooden flooring



Dining Room

9' 6" x 10' 9" (2.9m x 3.3m) With double glazed window to rear, radiator, ceiling light point, picture rail, wood effect flooring and doorway leading into



Kitchen

11' 1" x 7' 6" (3.4m x 2.3m) Being fitted with a range of wall, drawer and base units incorporating display shelving and glazed display cabinets with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker, space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling light point, wood effect flooring, coving to ceiling, window to hallway, windows to side and obscure glazed door leading to side

Lounge to Rear

14' 9" x 11' 1" (4.5m x 3.4m) With wood effect flooring, decorative coving, ceiling light point, picture rail, radiator, open fireplace with wooden surround and being open plan to

Conservatory

12' 5" x 8' 2" (3.8m x 2.5m) With double glazed windows, polycarbonate roof, wood effect flooring, radiator, ceiling light point with fan and double glazed French doors leading out to the large South West facing rear garden

Accommodation on the First Floor

Landing

With ceiling light points, radiator and doors leading off to

Bedroom One to Front

16' 8" x 11' 1" (5.1m x 3.4m) With two double glazed windows to front elevation, ceiling light point, two radiators and picture rail

Bedroom Two

10' 5" x 9' 10" (3.2m x 3.0m) With double glazed window to rear elevation, dado rail, radiator and ceiling light point

Bedroom Three to Side

10' 9" x 7' 10" (3.3m x 2.4m) With double glazed window to side, radiator, wood effect flooring and ceiling light point

Bedroom Four to Rear

12' 1" x 11' 1" (3.7m x 3.4m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

Separate WC

With obscure double glazed window to side elevation, low flush WC and ceiling light point

Family Bathroom to Rear

9' 6" x 4' 11" (2.9m x 1.5m) Being fitted with a panelled bath with thermostatic shower over and glazed screen and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator and ceiling light point

Large South West Facing Rear Garden

Being approximately 200ft in length and being paved for low maintenance with hedging to boundaries, mature shrubbery beds, out-buildings including storage cupboard, gardeners WC and utility/storage, hot and cold outside taps, security lighting, timber potting shed, gravelled terrace and picket fencing to a variety of mature shrubs and bushes and further shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D.





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