



smarthomes

Oak Meadow Close

South Yardley, Birmingham, B26 1EE

- An Extremely Well-Presented Semi-Detached Property
- Two Double Bedrooms
- Conservatory
- No Upward Chain

Offers Over £230,000

EPC Rating 71

Current Council Tax Band - B





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking for two vehicles, extending to composite front door with double glazed obscure leaded insert leading into

Entrance Hallway

With ceiling light point, central heating radiator, electric consumer board, wood effect laminate flooring, stairs leading to the first floor accommodation and doors leading off to



Kitchen to Front

9' 6" x 5' 6" (2.9m x 1.7m) Being fitted with a range of wall, drawer and base units with complementary work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven beneath, fridge freezer, space and plumbing for a washing machine, cupboard housing the Potterton central heating boiler, tiling to floor, ceiling light and double glazed window to front



Lounge Diner to Rear

16' 0" x 11' 9" (4.9m x 3.6m) With double glazed French doors leading to the conservatory with matching windows to either side, wood effect laminate flooring, two central heating radiators, two ceiling light points and a wall mounted feature electric fire with tiled hearth, inlay and wooden surround.



Conservatory

11' 5" x 9' 6" (3.5m x 2.9m) With double glazed windows, polycarbonate roof and double glazed French doors leading out to the rear garden, polished Porcelain floor tiling and wall lighting.

Guest WC

With low flush WC, corner wash hand basin with tiled splashback, obscure double glazed window to front, polished Porcelain tiled flooring, central heating radiator and ceiling light point

Accommodation On The First Floor

Landing

With ceiling light point, loft hatch and doors leading off to



Bedroom One to Rear

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to rear elevation, central heating radiator, ceiling light point and dimmer switch

Bedroom Two to Front

9' 2" x 11' 9" (2.8m x 3.6m) With double glazed window to front elevation, central heating radiator, ceiling light point and useful over stairs storage cupboard.



Family Bathroom

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with Triton electric shower over and glazed screen, low flush WC and feature floating wash hand basin with mixer tap, chrome ladder central heating radiator, shaver socket, complementary tiling to splash back areas, ceiling light and extractor.

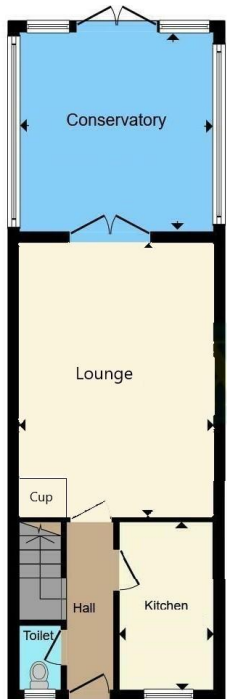
Rear Garden

Having a timber decked patio area with further stone chipped area, small storage shed, fencing to boundaries and side gate access

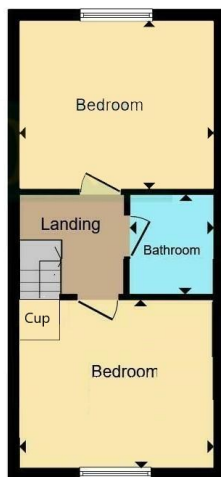


Tenure

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



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.