

3 Oakfield Crescent, Birmingham, West Midlands, B37 7FE

2 Bed House - Mid Terrace

Offers Over £175,000

🔦 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- MODERN MID TERRACED
- TWO DOUBLE BEDROOMS
- KITCHEN
- GUEST WC
- LOUNGE DINER

- FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO CARS
- CATCHMENT FOR MARSTON GREEN SCHOOL
- SOUGHT AFTER AREA
- CALL FERNDOWN ESTATES TODAY



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NEW INSTRUCTION!! Ferndown Estates are pleased to market this MID TERRANCE PROPERTY FOR SALE. The property is situated on modern development which overlooks private courtyard and benefits from: TWO DOUBLE BEDROOMS, FAMILY BATHROOM, MODERN KITCHEN, LOUNGE/DINER, GUEST WC, OFF ROAD PARKING FOR TWO CARS, CALL THE SALES TEAM NOW TO BOOK YOUR VIEWING!

Approach



This very well presented property is located off Farndon Avenue via a private block paved access road that leads to the front of the property. Having two parking spaces to the side of the property, the property is entered via a canopy porch, giving access to:

Hallway



Ceiling light point, gas central heating radiator, tiled flooring, stairs rising to first floor and door leading to:

Guest WC



Off the hallway and overlooking the front of the property with ceiling light point and tiled floor covering. The suite consists of a push button WC and a small pedestal hand basin with splash back tiling over.

Kitchen



Overlooking the front of the property with ceiling light point, and a tiled floor covering. The Kitchen units have matching base and wall units, with work-surface, stainless steel sink and drainer unit, gas hob, with electric oven under and extractor hood. Plumbing for a washing machine, plinth heater. The central heating boiler is also concealed within one of the wall units.

Lounge Diner



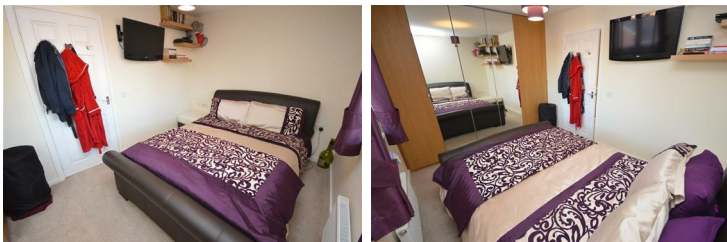
Double glazed window over looking the rear of the property and UPVC french doors leading out to the rear garden. Ceiling light points, two gas central heating radiators, built in under stairs storage cupboard.

Stairs & Landing



Ceiling light point, loft access with doors leading off to:

Bedroom One



Double glazed windows to the rear, ceiling light point, gas central heating radiator, built in mirrored wardrobes.

Bedroom Two



Double glazed window to the front, ceiling light point, gas central heating radiator, built in mirrored wardrobes and storage cupboard.

Bathroom



Double glazed obscure window to the side, ceiling light point, extractor fan, tiled flooring. Paneled bath with mains shower over, low level WC a pedestal wash hand basin with tiles to splash back areas. heated towel rail, walls are partly tiled.

Garden

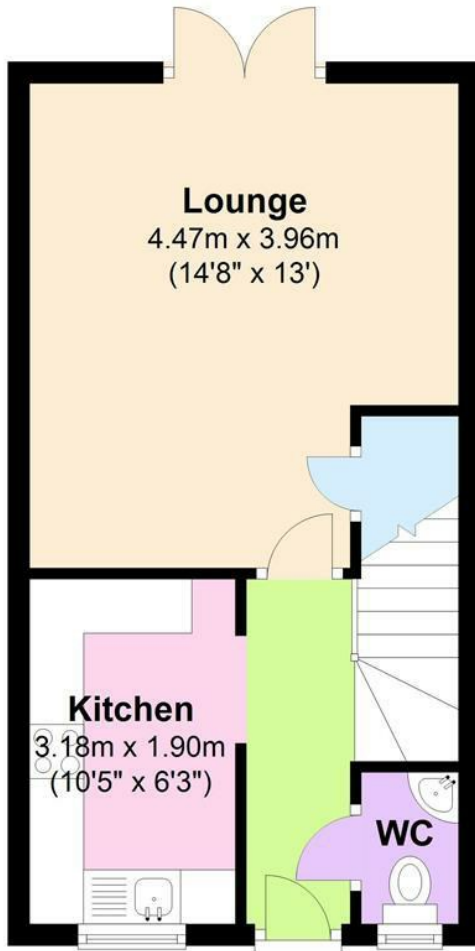


block paved patio area with pathway leading to the rear of the garden. laid to lawn with Fencing as boundaries, rear access gated.

Oakfield Crescent

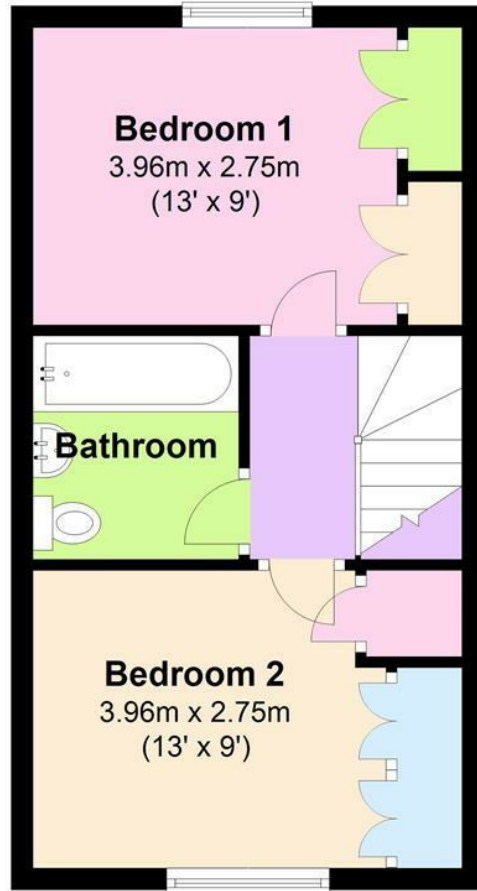
Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)

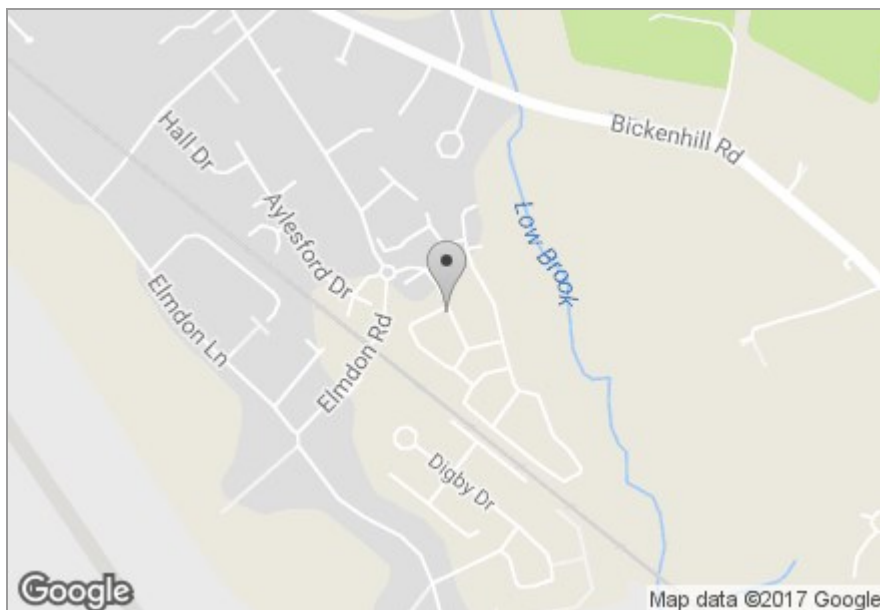


First Floor

Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

