



smarthomes

Oakhurst Road

Acocks Green, Birmingham, B27 7PH

- A Well Presented First Floor Maisonette
- One Double Bedroom
- Lounge
- Re-Fitted Breakfast Kitchen & Re-Fitted Bathroom

£100,000

EPC Rating '68'





Property Description

The property is set back from the road behind a lawned fore garden and Cotswold chipping driveway extending to canopy porch with UPVC double glazed front door leading through to

Entrance Hall

With ceramic tiling to floor, double glazed window to side elevation, feature LED down lighters, built-in store cupboard, wall mounted radiator and stairs leading to the first floor

Landing

With UPVC double glazed window to side elevation, loft access, ceiling down lights, ceiling smoke alarm, wall mounted central heating timer and panelled doors radiating off to



Lounge to Rear

15' 3" x 9' 1" (4.65m x 2.77m) With wall mounted radiator, double glazed window to rear elevation with bespoke blinds and ceiling light point

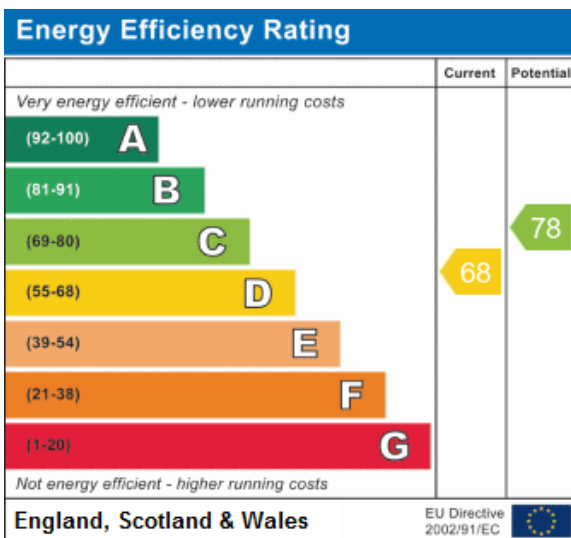
Re-Fitted Breakfast Kitchen to Rear

10' 9" x 7' 5" (3.28m x 2.26m) Being re-fitted with a range of high gloss base, wall and drawer units, oak effect roll top work surfaces, sink and drainer unit with mixer tap, complimentary tiling to splashback areas, four ring gas hob set below combination light and extractor, inset electric oven, integrated fridge and washing machine, ceramic tiling to floor, wall mounted radiator, ceiling light point and UPVC double glazed window to rear elevation with bespoke blinds



Bedroom to Front

8' 2" x 10' 10" (2.49m x 3.3m) With wall mounted radiator, UPVC double glazed window to front elevation with bespoke blinds and ceiling light point



Re-Fitted Bathroom to Front

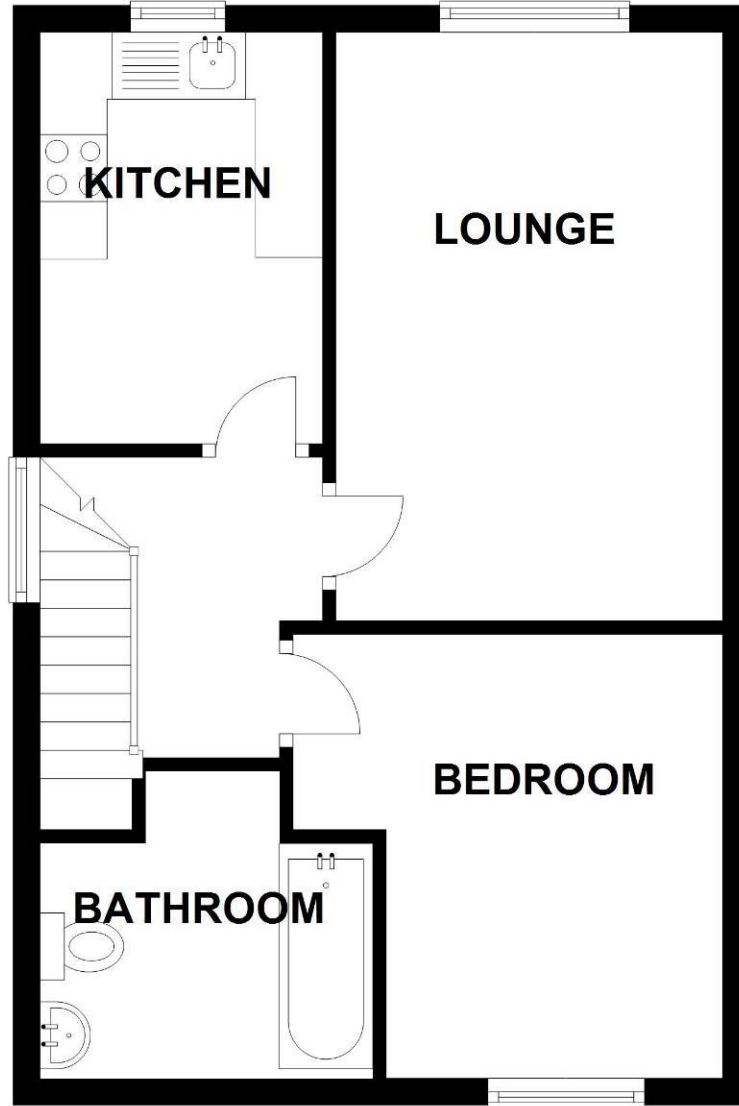
Being re-fitted with a three piece white suite comprising panelled bath with Triton shower over and glazed screen, low level WC and pedestal wash hand basin, LED down lighters, useful over stairs storage cupboard housing Ideal central heating boiler, complementary tiling to walls and floor and UPVC obscure double glazed window to front elevation with bespoke blinds

Tenure

We are advised by the vendor that the property is leasehold with approx. 95 years remaining on the lease, a service charge of approx. £142 per annum and a ground rent of approx. £10 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

FIRST FLOOR

APPROX. 39.8 SQ. METRES (428.5 SQ. FEET)



TOTAL AREA: APPROX. 39.8 SQ. METRES (428.5 SQ. FEET)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.