

# ACRES

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- \* SEMI DETACHED BUNGALOW
- \* TWO BEDROOMS
- \* LARGE LIVING ROOM
- \* OPEN PLAN KITCHEN / DINER
- \* FAMILY BATHROOM
- \* OFF ROAD PARKING
- \* GARAGE
- \* PRIME LOCATION



**Oaklands Drive, Birmingham B20 2PE - Offers in excess of £165,000**

Set on an immaculate and quiet development just a few minutes' walk away from local shops and transport links is this two bedroomed bungalow! Comprising of large living room, extended modern fitted kitchen opening into courtyard and giving access to side garage. To the rear is double bedrooms and main family bathroom. The property also benefiting from gas central heating and double glazing (both where specified). Early viewings are essential to appreciate the location and size on offer!

Access via brick block driveway leading to;

**PORCH: 4'11 x 2'10:** Double glazed window and door into;

**LIVING ROOM: 21'4 / 10'10max x 9'8min:** Large lounge with wall mounted gas fire, coving to ceiling, radiator, double glazed window to front and a further double glazed window and door into;

**KITCHEN: 23'10 / 8'10max x 7'3min:** Extended fitted kitchen with a range of units to include drawer, base and eye level units, space and plumbing for fridge freezer and washing machine, sink and drainer under double glazed window to rear, work surfaces with tiling to splashbacks, integrated oven, gas hob with extractor hood over, tiling to floor, radiator and double glazed doors out to garden.

**HALLWAY: 7'7 x 2'10:** Doors into;

**BEDROOM ONE: 12'3 x 9'11:** A good sized double bedroom with radiator and double glazed doors out to garden, radiator.

**BEDROOM TWO: 13'1 / 9'1max x 7'6min:** A further good sized double bedroom with double glazed window to rear, radiator.

**BATHROOM: 8'10max x 6'0min / 5'11:** Suite to include panelled bath with shower over, wash hand basin, close couple W.C., tiling to part wall and floor, radiator and double glazed opaque window to rear.

**REAR GARDEN:** Paved patio area with grass area to side, wooden shed and fencing to borders.

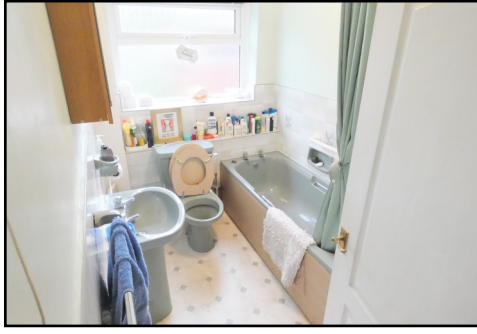
**GARAGE: 14'11 x 7'8:** Pull to door and ceiling light point. *(please check the suitability of this garage for your own vehicle)*

**TENURE:** We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

### Oaklands Drive, Birmingham



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

OAKLANDS DRIVE, BIRMINGHAM B20 2PE