

12 Oakmeadow Close, Birmingham, West Midlands, B33 0AQ

3 Bed House - End Terrace

Offers Over £190,000

💡 Receptions 2

🛏 Bedrooms 3

💧 Bathrooms 1



- PERFECT FOR FIRST TIME BUYERS
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN
- UTILITY & DOWNSTAIRS WC
- WALKING DISTANCE TO LOCAL SHOPS

- POTENTIAL FOR OFF ROAD PARKING
- THREE BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY & EASILY MANAGED REAR GARDEN
- WITHIN CLOSE PROXIMITY TO MAJOR TRANSPORT LINKS



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A fantastic opportunity for FIRST TIME BUYERS to purchase this THREE BEDROOM End-Terrace Property. Comprising of Lounge, Conservatory, breakfast kitchen, family bathroom and a well maintained rear garden. Oakmeadow Close also benefits from a DOWNSTAIRS WC/ UTILITY AREA AND NURSERY OR OFFICE. The property is Situated within a CUL-DE-SAC location, walking distance to local shops and major transport links: bus stops and a train station which connects to Birmingham International and Birmingham New Street.

Overview & Approach



Oakmeadow Close is a three bedroom end-terrace property located in a cul-de-sac in Kitts Green, situated in East Birmingham (B33).

The area of Kitts Green is popular for families and investors, who appreciate the close proximity to major transport links, schools, business parks, Birmingham Airport and places such as Resorts World and the NEC complex, which are within a 5 mile radius. The property itself is within walking distance to bus stops, local shops, and train station, which connects to Birmingham International and Birmingham New Street.

Oakmeadow Close is approached via a gated front with a dropped curve allowing for a driveway to be easily reinstated.

Entrance Hallway



Ceiling light point, window overlooking the side of the property, radiator point and tiled flooring with stairs leading to the first floor.

Lounge



Overlooking the front of the property, has ceiling light and radiator points, laminate flooring and doorway leading into the:



Conservatory



Ceiling light point, tiled flooring and patio doors leading out into the garden.

Kitchen



Utility Area

Overlooks the rear of the property, the Utility area houses the boiler and has a built in storage cupboard, work surfaces and space for appliances, and also plumbing for a washing machine.

Guest WC



Overlooking the rear of the property, the Breakfast Kitchen has ceiling light points, matching wall and base units with work surfaces, built in oven with four gas burner hob and extractor above, splashback tiles, sink and drainer unit, space for other appliances, tiled flooring, doorway leading to:



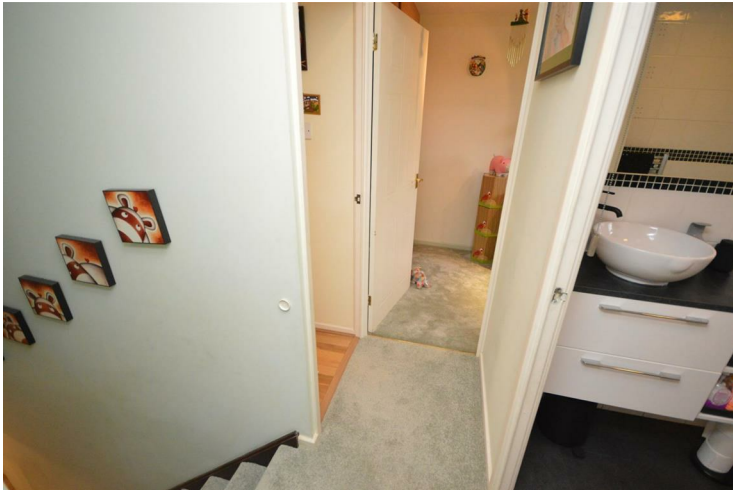
Overlooking the rear of the property and includes a wash hand basin with low level WC.

Playroom/ Bedroom



Overlooking the front of the property, has ceiling light points, radiator point, laminate flooring, and doorway leading to the Utility/ Guest WC. Can also be used as a second reception room/ additional bedroom.

Stairs & Landing



Ceiling light point, loft access with pull down ladder. Loft is fully boarded and can ... (ask Adam or Ian - if using as storage or additional room/ space)

Bedroom One



Overlooking the front of the property, has ceiling light points, built in wardrobes and laminate flooring.

Bedroom Two



Overlooking the front of the property, has ceiling light points and radiator point.

Bedroom Three



Overlooking the rear of the property, has ceiling light points and built in storage.

Nursery



We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Overlooking the rear of the property, has ceiling light points and radiator point. Currently being used as a nursery but can be utilised as an office space.

Family Bathroom



Overlooking the rear of the property, has a ceiling light point, wash hand basin with vanity unit, low level WC, P shaped bath with shower overhead, heated towel rail and vinyl floor.

Rear Garden



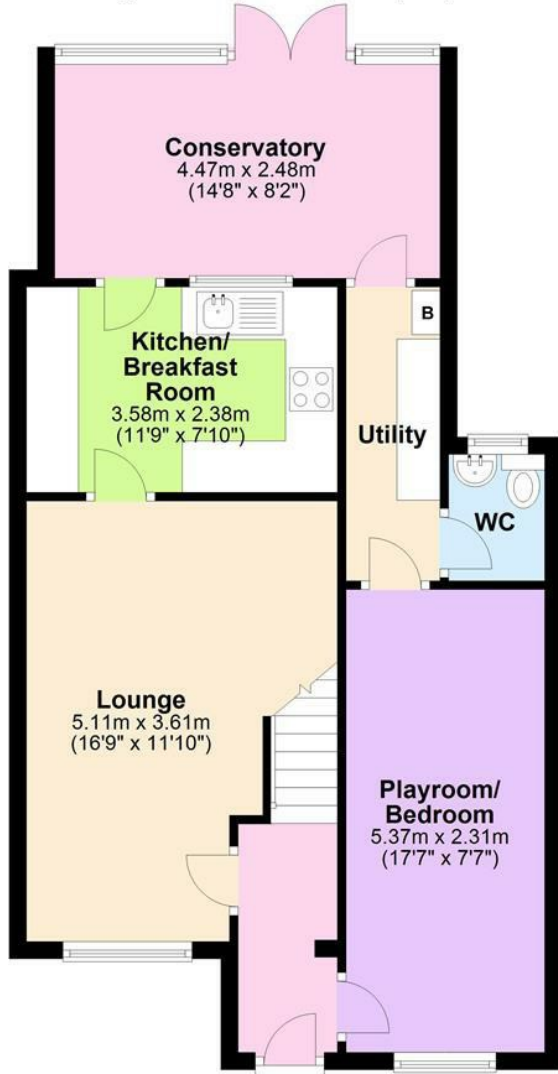
Easily maintained block paved garden with gated access to the side of the property.

Additional Information

Oakmeadow Close

Ground Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 102.2 sq. metres (1099.6 sq. feet)



PROPERTY MISEDDESCRIPTIONS 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.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	