



## 75 Old Oak Road

Kings Norton, Birmingham, B38 9AJ

Offers In The Region Of £265,000



**\*FAMILY HOME IN A GREAT LOCATION, CLOSE TO KINGS NORTON GREEN\*** This three bedroom, extended end of terrace property is located in this most sought after of location, close to the Green in Kings Norton. The property is ideally located for access to all of the nearby places of interest which includes the local train station with its excellent commuter links, motorway network via the nearby Redditch Road, local schools and the amenities offered on Kings Norton Green. The accommodation on offer briefly comprises; driveway, porch, entrance hallway, large living room and 'L' shaped kitchen. To the first floor there are two double bedrooms, third bedroom and shower room. The property also benefits from a rear garden, rear garage, central heating, majority double glazed (where specified) and no upward chain! Energy Efficiency Rating D. To arrange your viewing please contact our Kings Norton Sales team.



#### Approach

The property is approached via a block paved driveway leading to front entry door opening into:

#### Porch

With double glazed windows to the side and front respectively, tiled flooring, ceiling spotlight and obscured double glazed door with an accompanying window opening into:

#### Hallway

With a central heating radiator, stairs giving rise to the first floor accommodation, ceiling light point, cupboard housing the gas meter, under stairs storage cupboard and further glazed interior doors opening into:

#### Living Room

19'10" x max x 11'11" max x 9'2" min (6.046 x max x 3.636 max x 2.802 min)

With ceiling spotlight point, ceiling light points, two central heating radiators, double glazed bay window to the front aspect and open archway into:

#### Kitchen

L-shaped 14'7" max x 4'9" min 13'6" max x 4'8" min (l-shaped 4.455 max x 1.469 min 4.137 max x 1.435 m)

Being accessed either from the archway in the living area or hallway. With tiled floor covering, ceiling spotlight points, a selection of matching wall and base units, tiling to splash backs, five ring burner gas hob with extractor over, integrated oven, space facility for dishwasher and washing machine, double glazed doors and windows overlooking the conservatory and central heating radiator.

#### Conservatory

14'8" x 12'1" (4.474 x 3.695)

With tiled floor covering, double glazed windows to the side and rear respectively, double glazed French doors giving access to the rear garden and wall mounted light point.

#### First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with an obscured double glazed stained glass window to the side aspect, ceiling light point, loft access point and doors opening into:

#### Shower Room

5'11" x 5'6" (1.809 x 1.683)

With double glazed obscured window to the rear aspect, wall mounted extractor fan, walk-in shower cubicle with mains powered shower over with rainfall shower head, central heating radiator, wash hand basin on pedestal with hot and cold mixer tap, low flush push button WC and tiling to walls.

#### Bedroom One

10'11" max to rear of wardrobes x 11'4" into bay (3.328 max to rear of wardrobes x 3.462 into bay)

With double glazed bay window to the front aspect, ceiling light point, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'8" max x 10'2" (3.275 max x 3.117)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Three

6'2" x 6'7" ( 1.886 x 2.007)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

### Rear Garden

With a patio area, side access gate, leading to gravelled area with stepping stones to the rear garden with planted area and a rear garden which is not inspected.

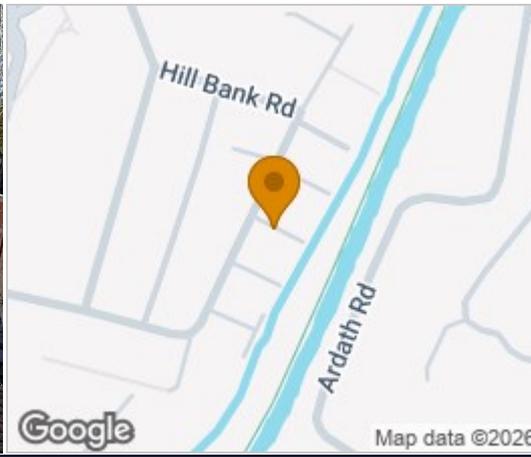
### Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

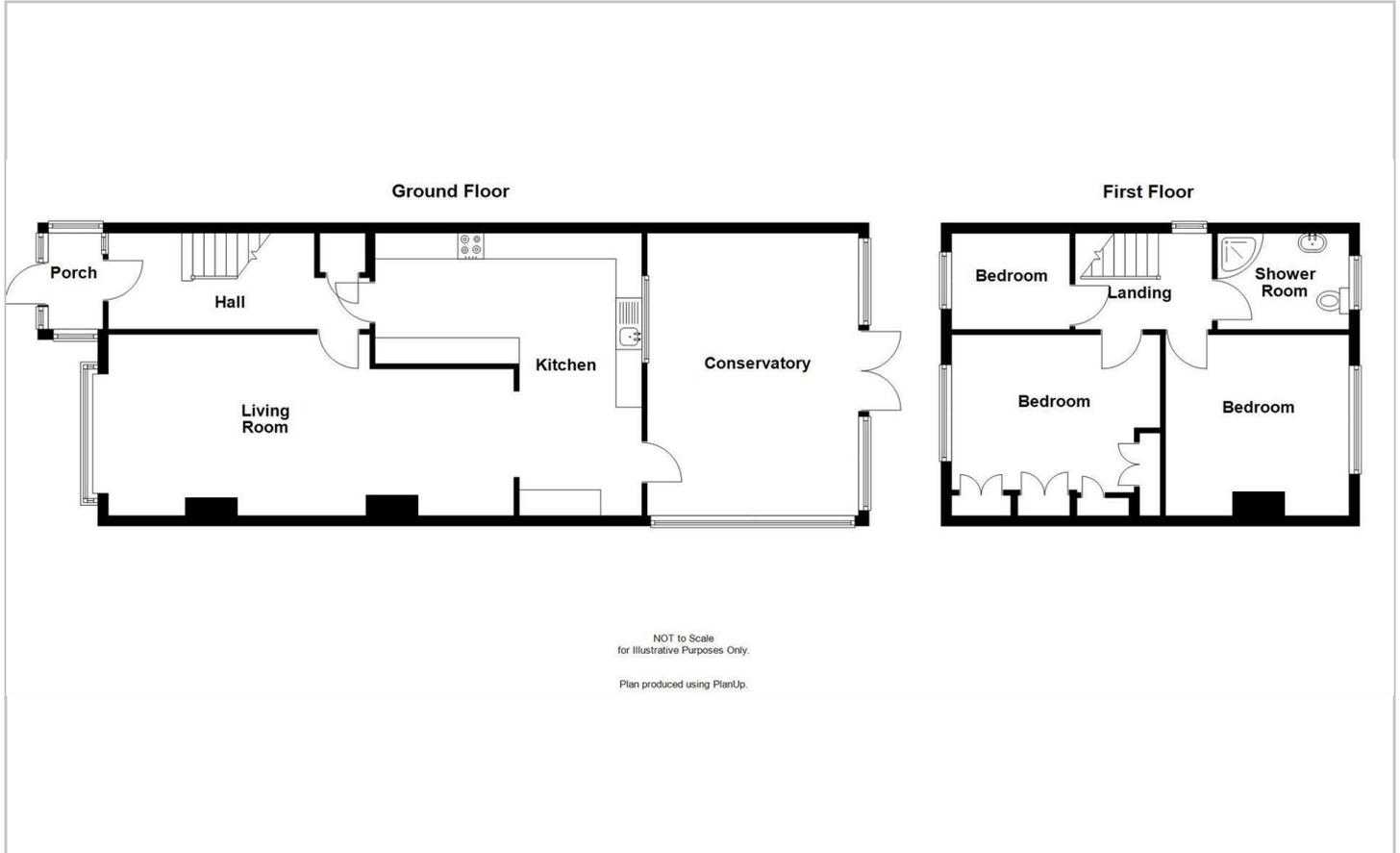
### Council Tax

According to the Direct Gov website the Council Tax Band for 75, Old Oak Road Birmingham, B38 9AJ is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





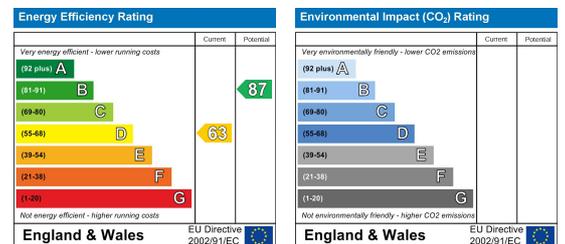
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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