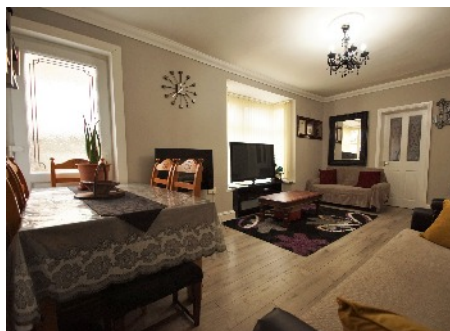


**Oakfield Road, Balsall Heath,
Birmingham, B12 9PN**

Overs Over £380,000



We are delighted to offer to the market this lovely six bedroom family home in a prime location which is ideally located for access into Moseley Village with all of its associated amenities but also to the nearby points of interest including Cannon Hill Park, Edgbaston Cricket Ground, MAC Theatre, Q.E. Hospital, Birmingham University and the City Centre. The property benefits from central heating and central heating (where stated) and the accommodation briefly comprises; hallway, three reception rooms, re-fitted kitchen, downstairs bathroom and access to a well landscaped rear garden. To the first floor there are four bedrooms and a bathroom with a further staircase giving rise to the second floor benefiting from two further bedrooms. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



ACCOMMODATION

Approach

Via a front fore garden with paved pathway with decorative shrubs to frontage and leading to a UPVC front entry door opening into:

Hallway

With stairs giving rise to the first floor accommodation, central heating radiator, laminate wood effect flooring, ceiling light point, door opening into under stairs storage cupboard with ceiling light point, laminate to flooring and providing useful storage and door opening into:

Reception Room One 13' 1" x 15' 9" (into bay) (3.98m x 4.80m)

With cornice to ceiling, ceiling light point, gas feature fireplace, central heating radiator and double glazed bay window to the front aspect.

Reception Room Two 11' 4" x 13' 2" (3.45m x 4.01m)

With double glazed patio doors giving access to the rear garden, feature fireplace, ceiling light point, cornice to ceiling, laminate wood effect flooring and central heating radiator.

Reception Room Three 17' 7" x 10' 7" (5.36m x 3.22m)

With continued laminate wood effect to flooring, opaque double glazed patio door leading out to the side garden access, with further double glazed window overlooking the side aspect, ceiling light point and single glazed door opening into:

Kitchen 14' 4" x 10' 2" (4.37m x 3.10m)

With wooden wall and base units with marble effect work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, space for dishwasher, space for washing machine, space for 'Rangemaster' cooker, hob and extractor, tiling to splash back areas, double glazed bay window to the side aspect, tiling to flooring, central heating radiator, door opening into cupboard housing 'Vaillant' combination boiler, a further glazed door opening into:

Inner Lobby Area

With space for fridge freezer, door giving access to the rear garden and further door opening into:

Ground Floor Bathroom 5' 6" x 10' 2" (1.68m x 3.10m)

With white three piece bathroom suite comprising panel bath, sink in vanity unit with mixer tap over, low flush WC, panel bath with mixer tap and shower attachment above, tiling to splash back areas, tiling to flooring, double glazed opaque window to the side aspect and central heated towel rail.

First Floor Accommodation

Via stairs from the entrance hall gives rise to the first floor landing with central heating radiator, ceiling light point and door opening into:

Bedroom One 13' 5" x 12' 8" (4.09m x 3.86m)

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

Bedroom Two 12' 9" x 13' 1" (3.88m x 3.98m)

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

Bedroom Three 10' 7" x 9' 11" (3.22m x 3.02m)

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

Bedroom Four 10' 1" x 6' 9" (3.07m x 2.06m)

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

Bathroom 7' 3" x 7' 5" (2.21m x 2.26m)

With three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, tiling to flooring, tiling to splash backs, ceiling light point, extractor fan, double glazed opaque window to the side aspect and central heating towel rail.

Top Floor Accommodation

Via stairs from the first floor landing gives rise to the top floor landing with Velux window, ceiling light point and door opening into:

Bedroom Five 9' 11" x 18' 9" (3.02m x 5.71m)

With ceiling light point, double glazed window to the front aspect, central heating radiator and doors opening into eaves storage.

Bedroom Six 13' 4" x 9' 1" (4.06m x 2.77m)

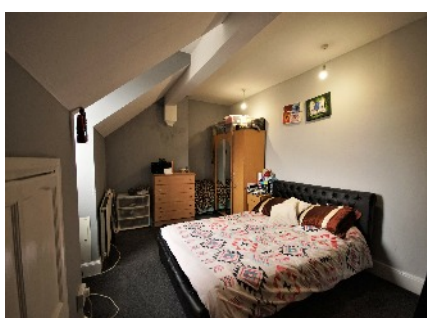
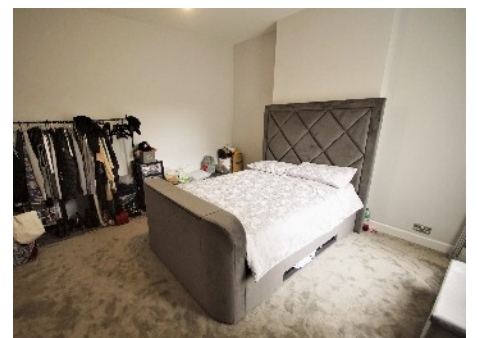
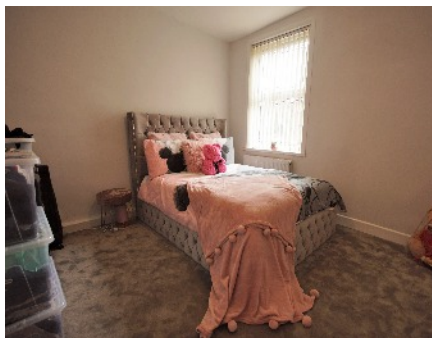
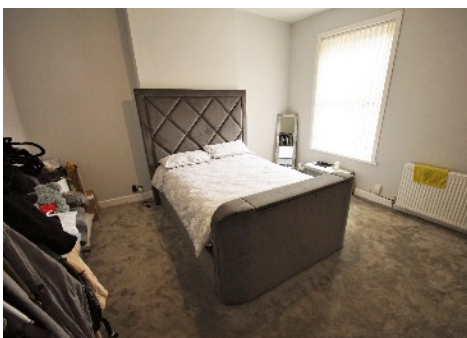
With two Velux windows and ceiling light point.

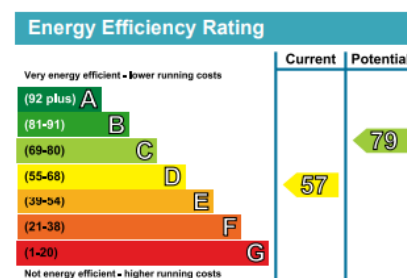
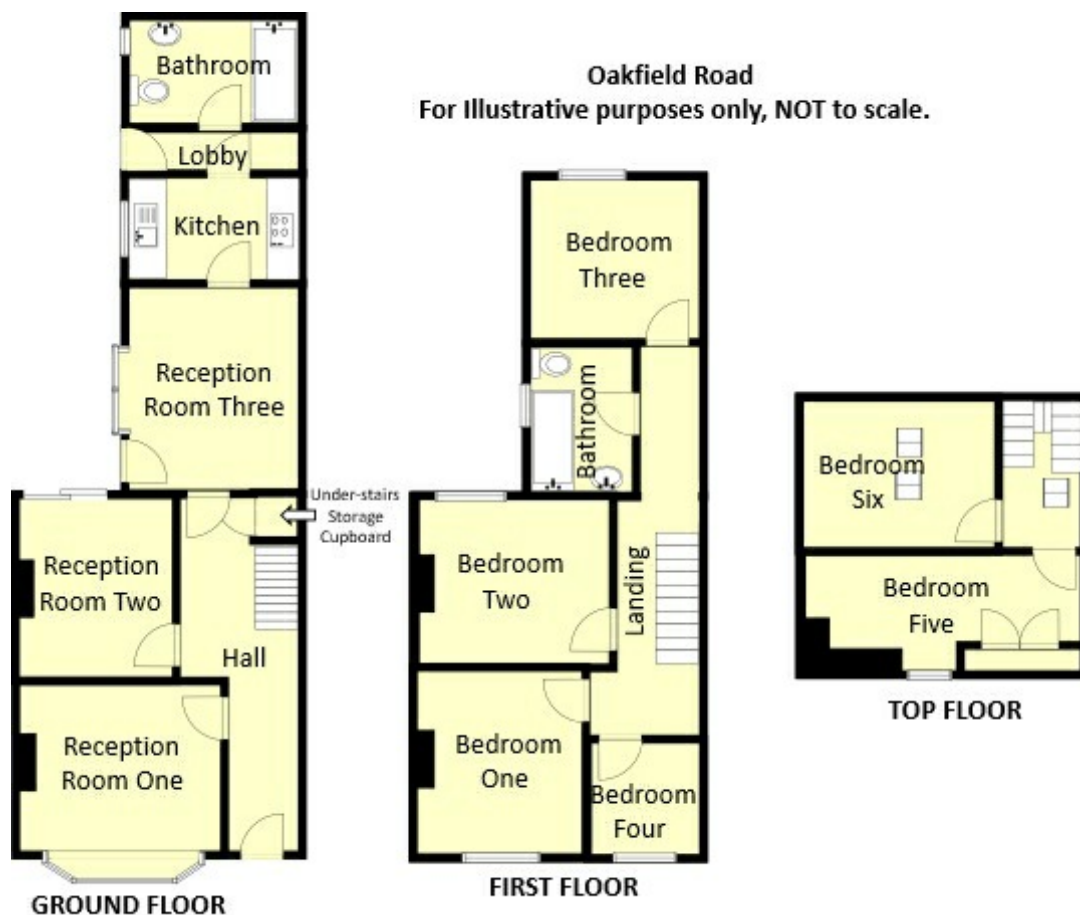
Rear Garden

With a paved patio area with steps leading to lawn turfed area with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Oakfield Road, Balsall Heath, Birmingham, B12 9PN is band C and the annual Council Tax amount is approximately £1,475.82 subject to confirmation from your legal representative.





Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.