



Connells

Oaklands Avenue
Harborne, B17 9TU

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For Sale offers in the region of
£500,000



Property Description

A three double bedroom semi-detached property with conservatory, garage to side, garden office and set within this quiet cul de sac location within the Harborne area of Birmingham. Internal inspection is highly advised.

OAKLANDS AVENUE is a quiet Cul de Sac located off Fellows Lane which runs off Court Oak Road and War Lane, both of which have regular public transport services giving access to the excellent local shopping facilities in Harborne High Street. The new Harborne Swimming Pool and Health Centre is around 10 minutes walk away and there are good schools close by in the area catering for children of all ages and also other sporting and recreational amenities. The QE Medical Centre and Birmingham University are within easy reach as are the Motorway Network Links.

Enclosed Porch

Having double glazed front door to front elevation and cupboard housing meter

Entrance Hallway

Hardwood obscure glazed front door to front elevation, laminate flooring, staircase rising to first floor landing, central heating radiator, ceiling light point and cornice

Lounge

15' 8" x 11' 8" (4.78m x 3.56m)

Double glazed bay window to front elevation, feature open fireplace with surround, central heating radiator, ceiling light point and picture rail

Dining Room

14' 9" x 10' 10" (4.50m x 3.30m)

Having laminate flooring, built in storage cupboard, ceiling light point, central heating radiator and double pine doors opening into conservatory

Conservatory

9' 2" x 8' 5" (2.79m x 2.57m)

Double glazed windows to rear and side elevation, tiled flooring and ceiling light point

Breakfast Kitchen

17' 11" x 9' 7" (5.46m x 2.92m)

Having double glazed windows to rear elevation, a range of wall and base units with contrasting work surfaces, six ring gas range cooker with extractor over, stainless steel 1 ½ bowl sink with drainer, tiled splashback, laminate flooring and fluorescent strip lighting

Breakfast Area

Double glazed windows to side elevation, two ceiling light points, laminate flooring and central heating radiator

Utility Room

6' 6" x 4' 10" (1.98m x 1.47m)

Glazed window to rear elevation, base units with contrasting work surfaces, stainless steel 1½ bowl sink with drainer, plumbing for washing machine, space for tumble dryer, space for fridge freezer and storage cupboards

Guest Cloakroom

Low level wc with concealed cistern, wash hand basin, laminate flooring and ceiling spotlights

First Floor Landing

Stairs rising from ground floor reception to first floor landing

Bedroom One

16' x 10' 9" (4.88m x 3.28m)

Double glazed windows to rear elevation, exposed painted floorboards, ceiling light points and ceiling spotlights, central heating radiator, picture rail and fitted wardrobes

Bedroom Two

14' 6" x 10' 10" (4.42m x 3.30m)

Glazed bay window to front elevation, exposed painted floorboards, ceiling spotlights and central heating radiator

Bedroom Three

13' 3" Max into Eaves x 8' 10" (4.04m Max into Eaves x 2.69m)

A third double bedroom with double glazed window to front elevation and Velux window to side, eaves storage, ceiling light point and laminate flooring

Family Bathroom

Obscure double glazed window to rear elevation, panelled bath, vanity unit with wash hand basin, low level wc, shower cubicle with shower over, ceiling spotlights, central heating towel radiator, part tiled walls and access into loft

Garden Office

Having steps up to porch area, windows to front. Fully insulated and double glazed Swedish log cabin elevation, ceiling spotlights and 8 power points

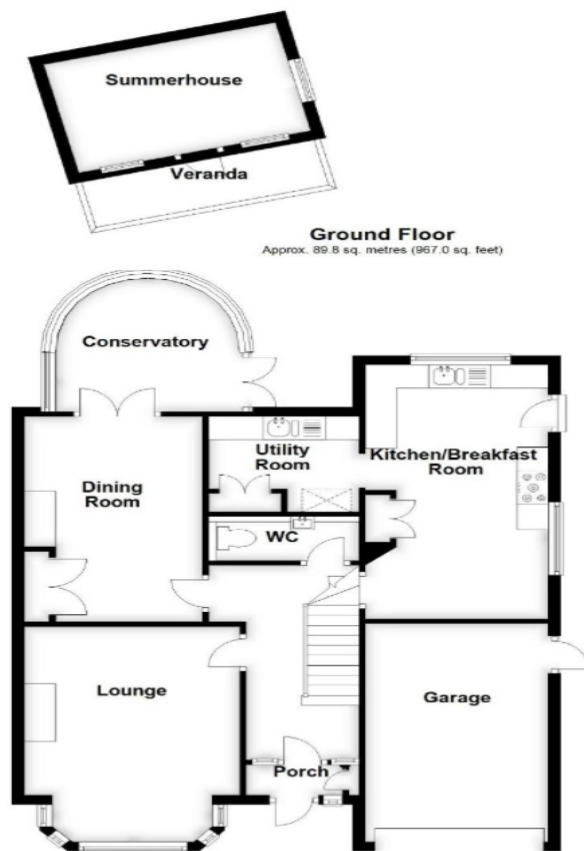
Rear Garden

Lawn and decked area with hot tub, mature trees and flower borders









Ground Floor
Approx. 89.8 sq. metres (967.0 sq. feet)



First Floor
Approx. 52.5 sq. metres (565.0 sq. feet)

Total area: approx. 142.3 sq. metres (1532.0 sq. feet)

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/HBO308364



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