



smarthomes

## Oak Meadow Close

South Yardley, Birmingham, B26 1EE

- A Modern Detached Family Home
- Three Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Conservatory & South Facing Rear Garden

**Offers Over £315,000**

EPC Rating - 68

Current Council Tax Band - D





## Property Description

The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to up and over garage door, external lighting and obscure double glazed wooden front door leading through to

### Entrance Hallway

With two ceiling light points, radiator, wood effect flooring, stairs leading to the first floor accommodation, door to garage and further doors leading off to

### Guest WC

With obscure double glazed window to front, wood effect flooring, ceiling light point, corner sink with tiling to splashback, low flush WC and radiator



### **Kitchen to Front**

14' 5" x 6' 6" (4.4m x 2.0m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, integrated Hotpoint washing machine, space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling light point, tile effect flooring, double glazed window to front and part glazed door to side



### **Lounge Diner to Rear**

18' 4" x 14' 9" (5.6m x 4.5m) With double glazed window to rear elevation, wood effect flooring, two ceiling light points, radiator, gas fireplace with stone hearth and decorative wooden surround and double glazed bay incorporating French doors leading through to

### **Conservatory**

10' 2" x 9' 6" (3.1m x 2.9m) With double glazed windows, polycarbonate roof, wood effect flooring, power points and double glazed French doors leading out to the rear garden



### **Landing**

With obscure double glazed window to side, ceiling light point, loft access and doors leading off to

### **Bedroom One to Rear**

12' 5" x 11' 5" (3.8m x 3.5m) With double glazed window to rear elevation, radiator, wood effect flooring, ceiling light and fan and door leading into

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and pedestal wash hand basin with obscure double glazed window to side, complementary tiling to water prone areas, radiator and ceiling light point



### **Bedroom Two to Front**

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point



### Bedroom Three to Front

7' 10" x 7' 10" (2.4m x 2.4m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

### Family Bathroom

9' 10" x 6' 6" (3.0m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, radiator, shaver socket, wood effect flooring, ceiling light point and useful airing cupboard



### South Facing Rear Garden

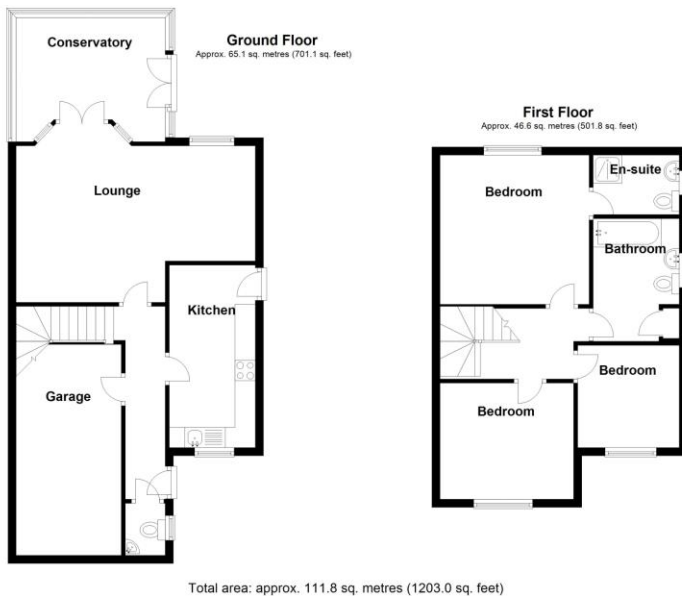
Being mainly laid to lawn with paved patio, fencing to boundaries, gated side access and a variety of mature shrubs and bushes

### Garage

13' 1" x 7' 6" (4.0m x 2.3m) With metal up and over door to driveway, ceiling light point and power points

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.