

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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Walmley | 0121 313 1991



- A THREE BEDROOM DETACHED HOUSE OFFERING SCOPE AND POTENTIAL
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- FITTED KITCHEN
- THREE DOUBLE BEDROOMS



Oakenhayes Crescent, Walmley,
Sutton Coldfield, B76 9RP

£315,000



Property Description

OFFERING SCOPE AND POTENTIAL an excellent opportunity for those seeking a project. Set in a location with excellent public transport links, this property would be ideal for commuters. Additionally, the nearby schools make it an excellent choice for families with school-age children. Local amenities are within a short distance, providing easy access to shops, restaurants, and other conveniences.

The reception room offers a welcoming space for relaxation and entertaining and the kitchen, ready for refurbishing to your personal taste. To the first floor are three double bedrooms, providing ample space for a growing family or for guests. There is also one bathroom, ensuring convenience for all occupants.

Overall, this property offers a fantastic opportunity for those willing to invest time and creativity. Whether you're looking for a family home or a renovation project, this property is sure to meet your needs. Early viewing of this property is recommended which is available with **NO UPWARD CHAIN**.

OUTSIDE To the front the property occupies a pleasant cul de sac location being set back behind a lawned fore-garden with driveway and access to the garage.

CANOPY PORCH Approached via timber entrance door.

THROUGH LOUNGE DINING ROOM 28' max x 10' 9" max (8.53m x 3.28m) Focal point of the room is a feature brick fireplace with surround and hearth fitted with an electric fire, walk-in leaded effect double glazed bay window to front, two radiators, stairs off to first floor accommodation and leaded double glazed window to rear.

FITTED KITCHEN 8' 7" x 8' 6" (2.62m x 2.59m) Having a range of wall and base units with work top surfaces over incorporating inset sink unit with tiled splash back surrounds, space for cooker, space and plumbing or washing machine, space for fridge/freezer, wall mounted gas central heating boiler, useful under stairs storage cupboard, radiator and door giving access to side.

LANDING Approached via turning staircase passing double glazed window to side, with access to loft, airing cupboard with hot water cylinder and doors leading off to bedrooms and bathroom.

BEDROOM ONE 13' 8" x 7' 11" (4.17m x 2.41m) Having a range of fitted wardrobes with mirror sliding doors, radiator and leaded double glazed window to front.

BEDROOM TWO 10' x 10' 2" (3.05m x 3.1m) Having built-in wardrobe, radiator and leaded double glazed window to rear elevation.

BEDROOM THREE 8' 7" x 8' 5" (2.62m x 2.57m) With leaded double glazed window to front and radiator.

FAMILY SHOWER ROOM Having a white suite comprising pedestal wash hand basin, low flush wc, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, down-lighting, radiator and opaque double glazed window to rear elevation.

OUTSIDE To the rear is an enclosed rear garden with paved patio, dwarf wall, lawn, fencing to perimeter, pathway to front.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps.
Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps.
Highest available upload speed 7 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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