



Oakdale Road, Castle Bromwich

Offers Around £229,950

- PORCH ENTRANCE
- OPEN PLAN DINING AREA
- EXTENDED KITCHEN
- EXTENDED BATHROOM
- REAR GARDEN
- RECEPTION HALLWAY
- EXTENDED LOUNGE
- THREE BEDROOMS
- SIDE GARAGE
- NO UPWARD CHAIN

Located in the popular suburb of Castle Bromwich, this extended semi detached house is being offered for sale for the first time in over sixty years.

Oakdale Road is located on an estate of similarly styled 1930's semi detached houses off Chipperfield Road where one will find local shops and bus services operating.

Castle Bromwich benefits from excellent access links to the M6 and is some 5 miles distant of Birmingham City Centre. International railway services can be sought at Birmingham International Railway Station which is located at the NEC site some 10/15 mins away if travelling by car.

An ideal location therefore for this traditional semi detached house which sits back from the road behind a front block paved driveway from where a sliding double glazed door opens to the

PORCH

Having double glazed window to the side and front door opening to the

RECEPTION HALLWAY

Having double glazed window to the side, two wall light points, central heating radiator, staircase rising to the first floor with storage cupboard under, open access to the dining room and doors opening to the lounge and kitchen

OPEN PLAN DINING AREA

13'0" into bay x 9'10" (3.96m into bay x 3.00m)



Having double glazed bay window to the front, ceiling light point and central heating radiator

EXTENDED LOUNGE **20'0" x 9'10" max (6.10m x 3.00m max)**



Having double glazed window to the rear, two ceiling light points, two central heating radiators and brickette fireplace

EXTENDED KITCHEN **16'9" x 5'8" overall (5.11m x 1.73m overall)**



Having three double glazed windows to the side, two ceiling light points, UPVC double glazed door to the rear porch, wall and base mounted storage units with work surfaces over having inset sink and drainer, inset gas hob with lift up cover, integrated electric double oven, space and plumbing for washing machine and dishwasher and central heating radiator

FIRST FLOOR LANDING

Having double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms, bathroom and separate WC

BEDROOM ONE

13'4" into bay x 9'10" max (4.06m into bay x 3.00m max)



Having double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

12'8" max x 9'10" max (3.86m max x 3.00m max)

Having double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

6'8" x 5'8" (2.03m x 1.73m)

Having double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe and desk

EXTENDED BATHROOM



Having double glazed windows to the both sides, ceiling light point, central heating radiator, full height wall tiling, panelled corner bath, vanity unit with inset wash hand basin, bidet and low level WC

SEPARATE WC

Having double glazed window to the side, full height wall tiling, ceiling light point and low level WC

OUTSIDE

REAR GARDEN



Having raised patio area with steps down leading to a sunken lawn with borders

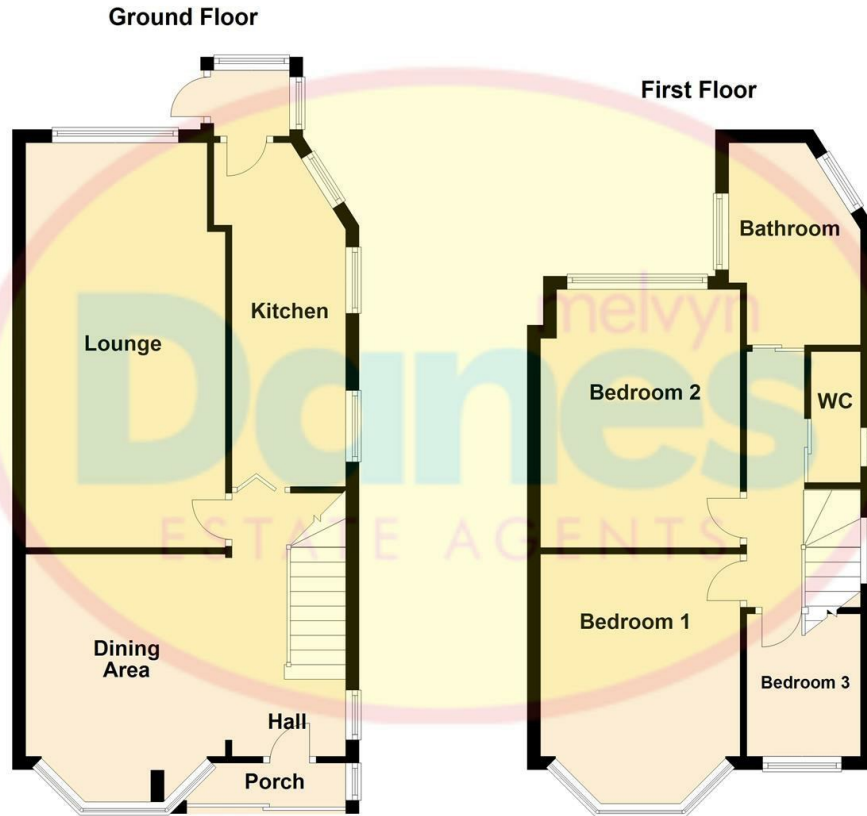


LARGE SINGLE GARAGE

Having doors to the front, window to the side, light and power

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
35 Oakdale Road Castle
Bromwich Birmingham B36
8AX

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			85
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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