



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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11 Oakmeadow Close, Kitts Green, Birmingham B33 0AQ

Price £229,950

An extended, freehold, 2 bedroom semi detached family residence benefiting from a substantial conservatory to the rear elevation, along with gas fired central heating, UPVC double glazing and a large side garage.



Oakmeadow Close is located off Birchtrees Drive, which in turn leads off the main East Meadway.

The property stands well back from the roadway behind a neat lawned foregarden with full length tarmacadam vehicular driveway that provides off road parking space to the front and access to the substantial side garage.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double glazed door and window.

RECEPTION HALL

Ceramic tiled floor, single panel central heating radiator.

OPENING INTO

KITCHEN (FRONT)

7'9 x 7'8 (2.36m x 2.34m)

Single drainer twin bowl sink unit with mixer taps, 2 double door, 2 corner double door and a 3 drawer base unit all with rounded edge work surface over. Integrated and concealed fridge and dishwasher. Double door and corner double door and 4 single door wall units. A further single door wall unit conceals the modern Worcester gas fired central heating boiler. 4 ring gas hob with eye level oven, UPVC double glazed window, spotlights.

MOST ATTRACTIVE LOUNGE (REAR)

11'9 x 16'7 (3.58m x 5.05m)

Adams style feature fireplace, single panel central heating radiator, UPVC double glazed sliding patio doors leading to

EXTENDED CONSERVATORY

10'4 x 7'8 (3.15m x 2.34m)

Single panel central heating radiator, UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 (FRONT)

10'10 x 6'10 (3.30m x 2.08m)

UPVC double glazed window with additional secondary glazed unit. single panel central heating radiator, double door wardrobe.

BEDROOM 2 (REAR)

11'8 x 11'7 (3.56m x 3.53m)

UPVC double glazed window with additional secondary glazed unit, single panel central heating radiator, enclosed full height double door wardrobe.

MODERN TILED BATHROOM

7'10 x 4'10 (2.39m x 1.47m)

Panelled in bath with handrails, vanity wash hand basin with double door base unit below. Low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

SIDE GARAGE

16'8 x 8'8 (5.08m x 2.64m)

Metal up and over door and additional door at rear providing access to outside.

Plumbing for automatic washing machine, single drainer stainless steel sink unit with double door base unit below.

SEPARATE TRADESMAN'S SIDE ENTRANCE

With UPVC double glazed door and window.

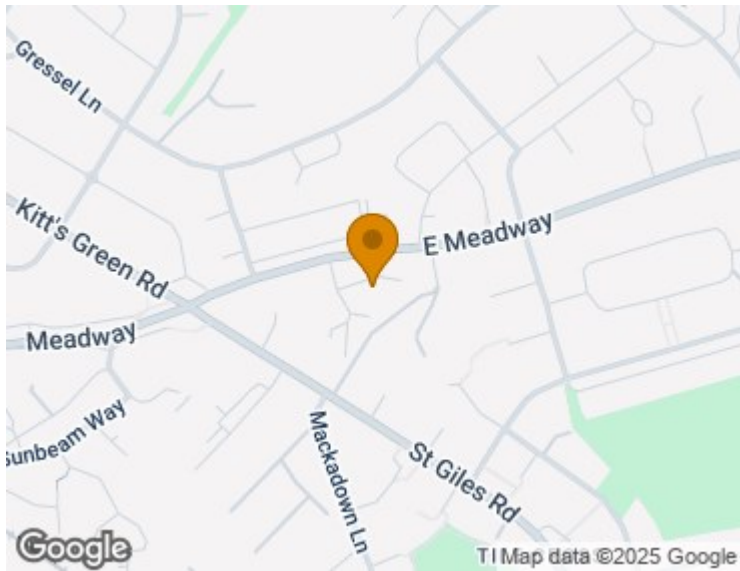
REAR GARDEN

Attractive patio area. Well maintained lawned rear garden with mature borders.

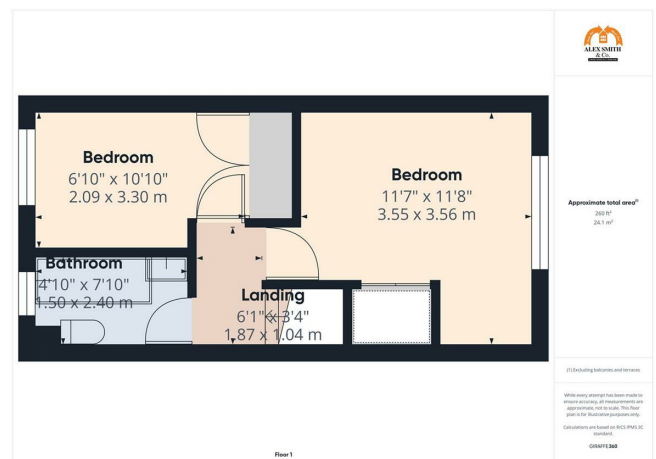
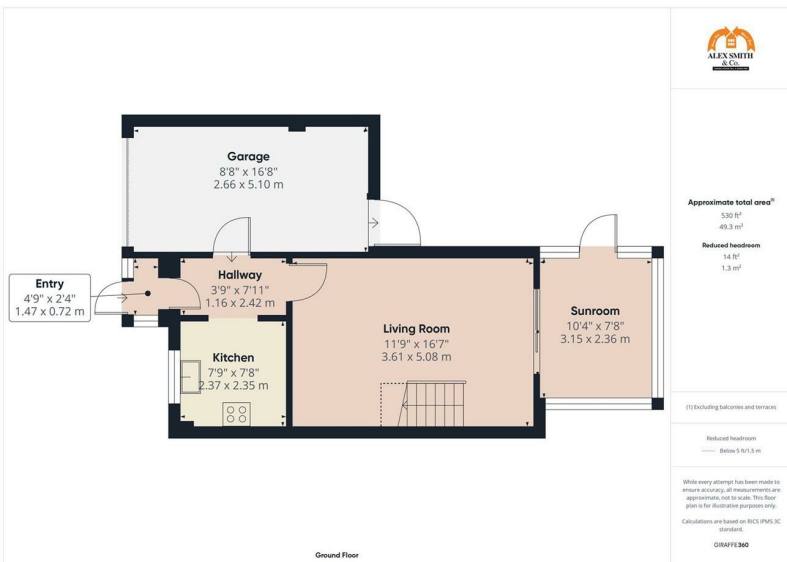
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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