



Oxford Road, Acocks Green, Birmingham

Offers Over £340,000

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com  
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS



## Oxford Road, Acocks Green, Birmingham

Edwardian three storey semi detached home with spacious accommodation including five bedrooms, two bathrooms, two reception rooms and large kitchen. The property is situated in an extremely convenient location near to the Warwick Road, with a wide choice of shops minutes away.

The property is situated in an extremely convenient location at the Warwick Road end of Oxford Road, within a few minutes walk of many local shops, supermarkets and public transport. Acocks Green train station offers lines to Birmingham City Centre, Solihull and London Marylebone via Solihull. There is easy road access to the M42, M5, M6, M40, the NEC, Resorts World and Birmingham International airport and train station. The property stands back from the road behind a paved and gravelled driveway, access is gained via a part glazed entrance door through to;

**VESTIBULE** - Meter cupboards and door leading to the entrance hall with attractive stained and leaded glass surround.

**ENTRANCE HALL** - Stairs to the first floor, coved cornice, laminate flooring and doors to;

**GUEST WC** - Frosted window to side, WC and wash basin.

**FRONT RECEPTION ROOM** 4.27m into bay x 3.78m- Coved cornice, picture rail, electric fire set, attractive double glazed bay window to the front and radiator.

**REAR RECEPTION ROOM** 3.66m x 3.35m- Window to the rear, radiator, Adam style fireplace with electric fire.







**KITCHEN/ DINING ROOM** 6.78m x 2.54m min- Double glazed bay window to side, separate window and door to the garden, radiator , refitted kitchen units, roll top worksurfaces, tiled splashbacks, built in electric oven, four ring hob, ceiling down lights, useful store cupboard/ pantry and separate utility cup with plumbing for washing machine.

**FIRST FLOOR LANDING** - Stairs to the second floor and doors leading to;

**BEDROOM ONE** 4.27m into bay x 3.35m max- Wooden framed bay double glazed window to front, radiator and pedestal wash basin.

**BEDROOM TWO** 3.66m x 3.35m- Double glazed window to rear and radiator.

**BEDROOM THREE** 3.81m min x 2.59m- Double glazed window to rear, radiator and built in shelving.

**BEDROOM FOUR** 2.44m x 1.83m - Double glazed window to front and radiator.

**SHOWER ROOM** 1.60m x 1.52m- White suite with WC, pedestal wash basin, corner shower with thermostatic shower, tiled splashbacks, ceiling downlights and chromed heated towel rail.

**BATHROOM** 2.54m x 1.52m- Window to side, white suite with WC, pedestal wash basin, shower bath with gravity feed shower over, radiator, ceiling downlights and extractor.







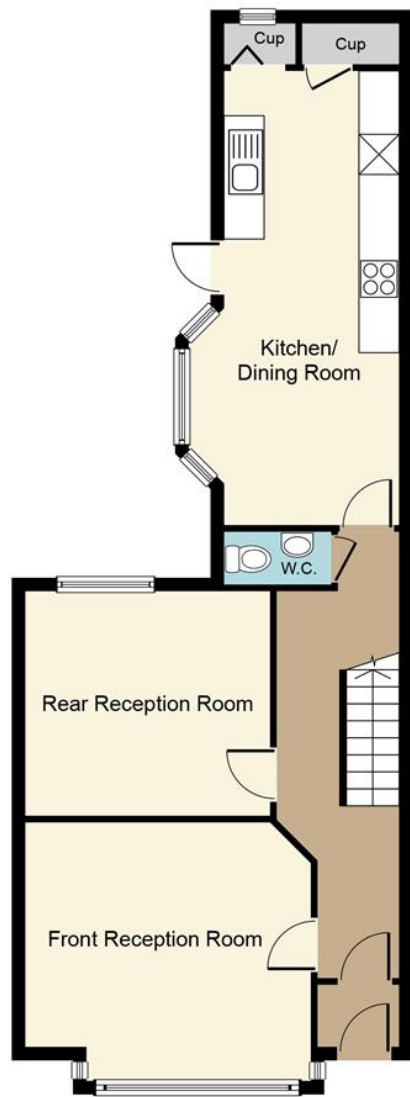


**SECOND FLOOR** - Access via the staircase from the first floor, skylight window, door to loft storage and door to;

**BEDROOM FIVE** 5.26m max x 3.28m- Double glazed window to front, radiator and built in wardrobe area.

**REAR GARDEN** - Fenced and walled boundary, gated side entry and space for extension subject to planning permission.

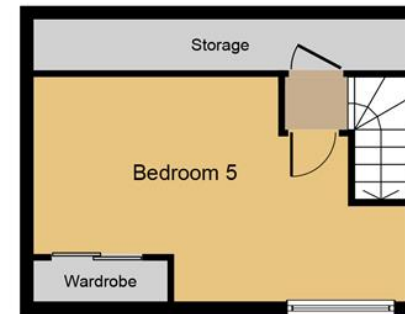




**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Floor Area 1,604 sq. ft. (149.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)