









## OAKVIEW

'Oakview' is a spacious and well-appointed family home situated in the sought after location of Earlswood Common. This lovely property, built in the 1950's is generously proportioned throughout and would meet lots of needs for a growing or multi-generational family looking for space and quality. A very special feature of 'Oakview' is the large impressive gardens which are mature and secluded, ideal for family playtime and al fresco entertaining in the summer months.

We are offering 'Oakview' with no upward chain which is such a benefit to you the buyer! In brief, the property comprises, canopy porch, entrance porch, welcoming hallway, living room, dining room, breakfast kitchen with separate spacious utility, downstairs WC, five bedrooms, the master having modern en suite, family bathroom, garage, driveway parking, and an impressive rear garden with amazing views.

Agents note; some images have computer-generated furniture for visual display only.,

## EARLSWOOD

Earlswood sits on the edge of lovely countryside and is well known for Earlswood Lakes which is just a short walk away from our property. There are local amenities close by, together with a choice of pubs and an array of garden centres to choose from locally. For those still needing to commute, Earlswood has easy access to the M40/M42 and Birmingham City Centre.

## DESCRIPTION

**APPROACH** The property is set back from the road with a pretty mature foregarden with plenty of driveway for parking multiple cars.

**ENTRANCE HALLWAY** The front of the property is accessed via a canopy porch and into a spacious porch before entering into the welcoming hallway. With useful storage cupboard and doors radiating off to the downstairs accommodation.

**DINING ROOM** A good size reception room to the front of the property with feature fireplace with marble back and hearth and gas coal effect fire, double wooden doors lead through to the rear living room.

**LIVING ROOM** With modern fireplace currently housing an electric fire (which is not included in the sale), however our client tells us there is gas to the fireplace should one want to add a gas fire. Rear patio doors lead out to the rear garden.

**BREAKFAST KITCHEN** A bright and functional breakfast kitchen fitted with cream fronted base and eye-level units with contrasting work surfaces over and with plenty of space for a breakfast table and chairs. Comprising, Franke stainless steel sink and drainer with disposal unit, 5 ring







Neff gas hob, Neff electric oven and grill, integrated Miele dishwasher, and door leading through to well-proportioned utility room.

**USEFUL UTILITY ROOM** With space and plumbing for automatic washing machine and tumble dryer, cupboard housing the Worcester boiler, stainless steel sink, and drainer. Door to garden and pedestrian access into the spacious garage.

**DOWNSTAIRS WC** With WC and wash hand basin.

**ON THE FIRST FLOOR**

**LANDING** With doors radiating off to the upstairs accommodation, loft access to a fully boarded loft space with drop down ladder.

**MASTER BEDROOM** Benefitting from glorious views over the rear garden and beyond, this spacious master bedroom has fitted furniture including wardrobe, mirrored dressing table and drawers.

**MODERN EN SUITE** A beautiful en suite being full tiled throughout and with window to rear elevation. Comprising, walk in shower cubicle with rainfall shower head and additional hand held shower, low flush WC, bidet, wash hand basin with drawers beneath and mirrored medical cupboard over.

**BEDROOM TWO** Situation to the front of the property with windows overlooking the front garden, with fitted wardrobes and dressing table unit to one wall.

**BEDROOM THREE** With window to front elevation.





**BEDROOM FOUR** Again situated to the front of the property with window overlooking the foregarden and sliding doors from the landing.

**BEDROOM FIVE** A good size fifth bedroom currently fitted with office shelving and cupboards with a window to the rear elevation.

**FAMILY BATHROOM** Fully tiled and comprising pedestal wash hand basin, panelled bath, WC, bidet, small opaque window, mirrored vanity cupboard and tiling to floor.

**GARDEN** A large mature rear garden being mainly laid to lawn and surrounded by mature and well-established trees and shrubs, a pretty paved area to the rear of the property allows for outside entertaining and seating. The views are stunning, and with the help of the established trees and hedgerows makes for a very private garden. The garden also benefits from a little summerhouse which will be staying with the property, together with a useful brick outbuilding which was historically the gardeners' WC, coal store and shed.

#### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there are mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F - Stratford Council

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

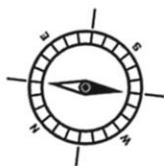
**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.





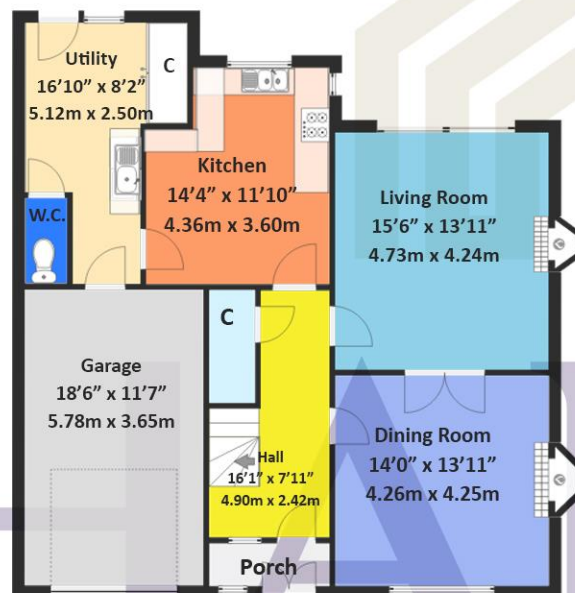




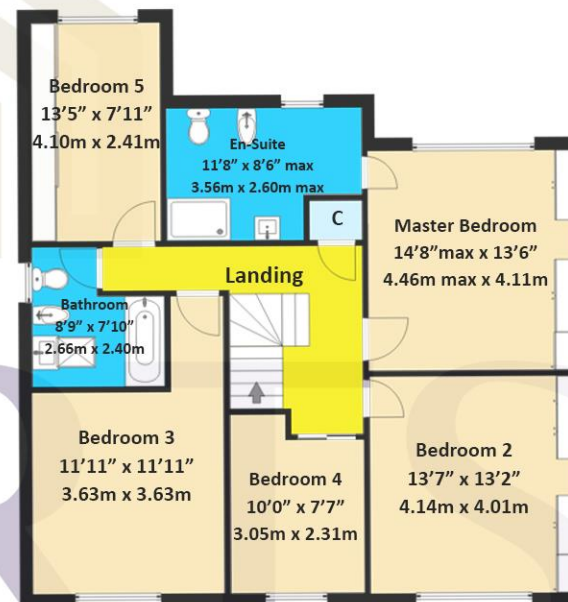


Total Internal Area 200 square metres / 2,153 square feet

### Ground Floor



### First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(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		



