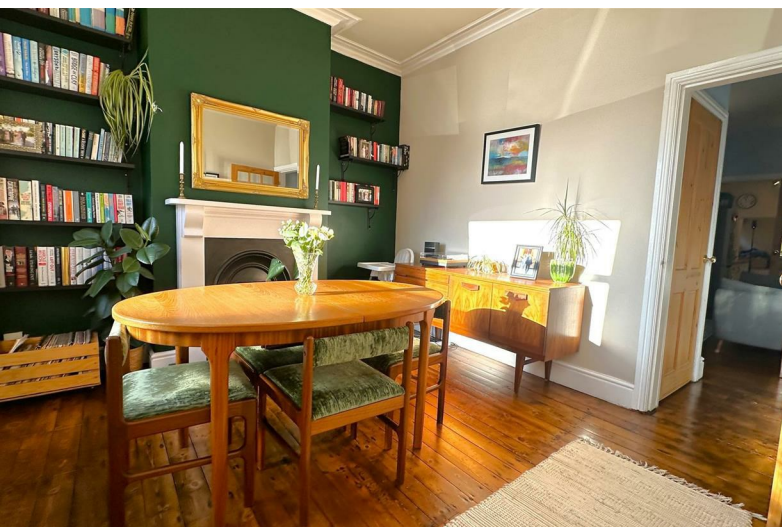




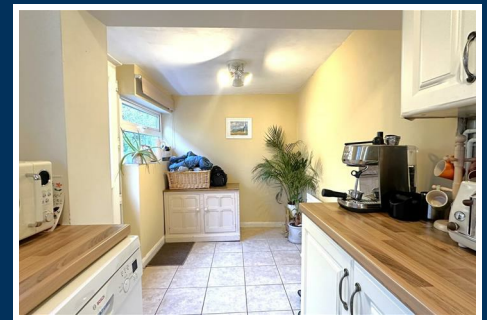
## 30 Oxford Street

Stirchley, Birmingham, B30 2LE

Offers In The Region Of £290,000



**\*LOVELY EXTENDED PERIOD TERRACE!\* GREAT LOCATION AND 'LOFT ROOM'\*** This is a delightful, two bedroom mid-terrace period home in the heart of vibrant Stirchley with lovely open views. You are perfectly placed for all the area has to offer including all of the local independent shops, restaurants, breweries as well as great commuter links with Bournville train station only being a short walk away and you can also wander into nearby Bournville with its historic village green as well the much in-demand local schools. The house itself offers a lovely blend of period details and updated, stylish design and is ready to move straight into with the accommodation offering; fore garden, entrance porch, front dining room, rear living room, extended fitted kitchen with breakfast / utility area, and a lovely larger than usual rear garden. To the first floor there are two good bedrooms and a spacious bathroom with a further staircase giving rise to a loft room. To book your viewing please call our Bournville sales team!



### Approach

This extended and great size two bedroom mid terrace property is approached via a front fore garden with low level boundary wall and low maintenance blue slate chippings and leads to double glazed French doors opening into:

### Entrance Porch

With double glazed window to the front aspect and glazed hardwood front entry door with window above opening into:

### Front Reception Room

13'0" x 11'0" (3.986 x 3.374)

With double glazed bay window to the front aspect, refurbished original style floorboards, inset cast iron gas fire with wooden mantle piece and surround and raised slate hearth, central heating radiator, ceiling light point, cornice to ceiling, in-built shelving to alcoves and glazed interior door opens into:

### Rear Reception Room

14'9" x 11'1" (4.509 x 3.383)

With door opening into under stairs storage cupboard, continued refurbished original style floorboards, double glazed window to the rear aspect, ceiling light point, inset decorative cast iron fireplace on raised hearth, door opening to stairs to first floor, central heating radiator and

internal single glazed French doors and step opens into:

### Extended Breakfast Kitchen

19'1" x 6'1" (5.818 x 1.856)

With a selection of matching wall and base units with inset four ring burner gas hob with in-built extractor over and in-built oven, space facility for fridge freezer, space facility for washing machine, stainless steel sink and drainer with hot and cold mixer tap, further space facility for dishwasher, wooden effect work surfaces, ceiling light point, double glazed window to the side aspect, tiling to splash backs, tiled floor covering and opens into breakfast area. With continued tiled floor covering, double glazed exterior door to the rear garden with an accompanying double glazed window, central heating radiator and further ceiling light point,

### First Floor Accommodation

From rear reception room stairs gives rise to the first floor landing with two ceiling light points, stairs to top floor loft room and doors opens into:

### Bedroom One

13'0" to recess x 11'0" (3.983 to recess x 3.358)

With two double glazed windows giving lovely front elevation views, ceiling light point, central heating radiator, refurbished exposed wooden floor covering and cast iron decorative fireplace.

### Bedroom Two

12'0" max x 10'5" max (3.678 max x 3.200 max)

With double glazed window to the rear aspect, central heating radiator, ceiling light point, door opening into under stairs storage cupboard providing useful storage

### Bathroom

6'0" x 10'1" (1.847 x 3.078)

From landing door and step leads into bathroom with panel bath with glass shower screen and mains power shower over, low flush WC, wash hand basin on pedestal, central heating radiator, ceiling light point, double glazed windows to side and rear respectively, fully tiled to all splash backs, in-built boiler cupboard housing 'Main' combi boiler and laminate wood effect floor covering.

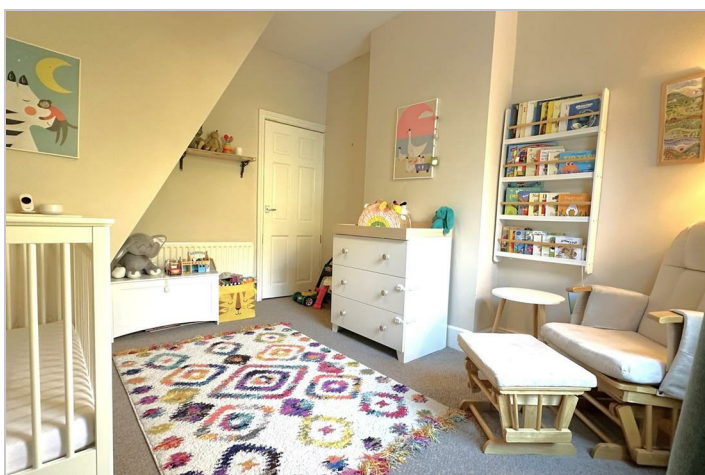
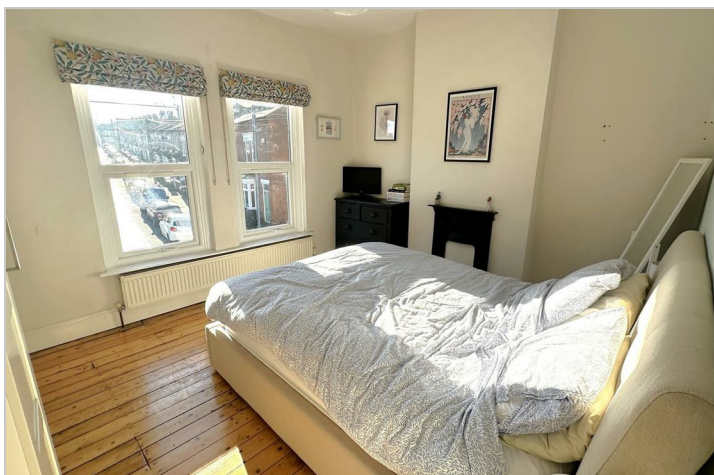
### Loft Room

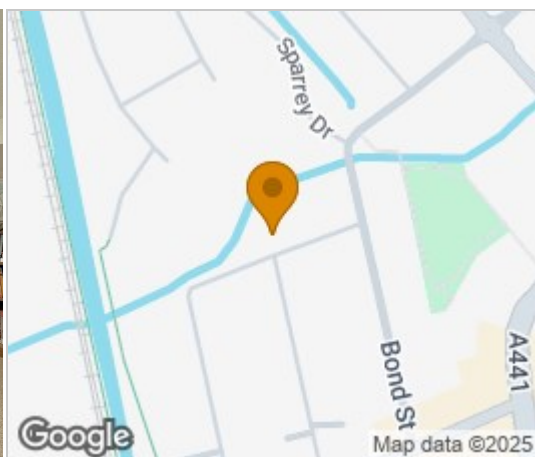
13'0" max x 13'1" max (3.97 max x 3.99 max)

From landing space saving staircase with decorative balustrading gives rise to the loft room with in-built storage to eaves, double glazed Velux roof light to the front aspect, ceiling light point and central heating radiator.

### Rear Garden

From the breakfast kitchen door gives access to the rear garden with an initial patio area, side access gate leading to shared pathway to the front of the property, raised decorative flowerbeds, mature lawns and main rear garden with further seating and with a selection of mature trees, plants and shrubs, hard-standing for garden shed and being finished with panel fencing to all borders.





## Floor Plan



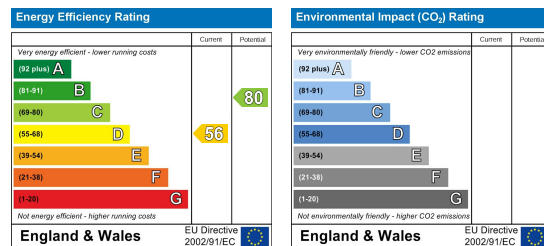
GROSS INTERNAL AREA  
FLOOR 1 43.2 m<sup>2</sup> FLOOR 2 40.3 m<sup>2</sup> FLOOR 3 11.4 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 6.6 m<sup>2</sup>  
TOTAL : 94.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.