



92 Oxford Street

Stirchley, Birmingham, B30 2LH

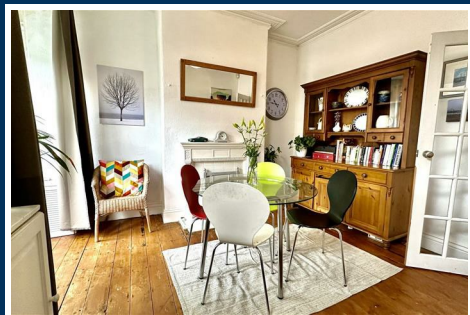
Offers Over £270,000



LOVELY PERIOD END OF TERRACE* NO CHAIN This is a nice two bedroom end of terrace period home in the heart of popular Stirchley which also has the benefit of being offered with no onward chain.

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. 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 clean and bright blank canvas ready to move into with the accommodation offering; fore garden, front dining room, rear living room, fitted kitchen, side lean-to and a pleasant rear garden. To the first floor there are two good bedrooms and a super spacious four piece bathroom. To book your viewing please call our Bournville sales team EPC Rating TBC and Council Tax Band B.



Approach

This well presented and characterful two bedroom end terrace home is approached via a low level front wall with a low maintenance front fore garden with blue engineering shared brick pathway leading to a hardwood glazed front entry door with glazed window above opening into:

Front Reception Room

14'1" to bay x 11'6" (4.3 to bay x 3.53)

With exposed wooden floor covering, central heating radiator, space in chimney breast with raised tiled hearth and wooden mantle piece and surround, double glazed bay window to the front aspect with in-built meter cupboards, ceiling light point, cornice to ceiling and glazed internal door opening into:

Rear Reception Room

16'4" max x 11'8" to chimney breast recess (5 max x 3.58 to chimney breast recess)

With continued exposed wooden floor covering, door opening into under stairs storage with ceiling light point, double glazed window into lean-to, internal door leads to stairs to the first floor landing, central heating radiator, double glazed window to the rear aspect and glazed interior door opens into:

Kitchen

15'1" x 6'11" (4.6 x 2.13)

With a matching selection of wall and base units with work surfaces incorporating integrated four ring burner gas hob and integrated oven. stainless steel splashback and stainless steel extractor over, wall mounted recently fitted Worcester combination boiler, one and a half drainer and sink with hot and cold mixer tap, space facility for washing machine, integrated Indesit dishwasher, recessed spots to ceiling, seating area, double glazed window to side lean-to,

double glazed window to the rear aspect and frosted double glazed door opens into:

Lean-To

Providing covered storage area, blue engineering brick flooring and wooden glazed door giving access to the rear garden.

First Floor Accommodation

From the rear reception room exposed wooden staircase with banister gives rise to the first floor landing with two ceiling light points, central heating radiator, loft access point and step and internal door opening into:

Bedroom One

11'7" x 10'11" (3.54 x 3.34)

With two double glazed windows to the front aspect, exposed wooden floor covering, central heating radiator and ceiling light point.

Bedroom Two

13'3" x 8'8" (4.04 x 2.66)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into over stairs storage cupboard.

Bathroom

15'5" x 6'11" (4.7 x 2.12)

With panel bath with hot and cold mixer tap, wash hand basin on pedestal, push button low flush WC, corner entry shower with mains power shower, wall mounted heated chrome towel rail, frosted double glazed window to the rear aspect, two ceiling light points, fully tiled to half wall height and tile effect floor covering.

Rear Garden

With blue engineering brick side return then step leading up

to decking area and leading to the main garden area with low maintenance stone with a mature selection of plants, trees and shrubs and being finished with panel fencing to all borders and incorporating side wooden access gate into the shared side passage.

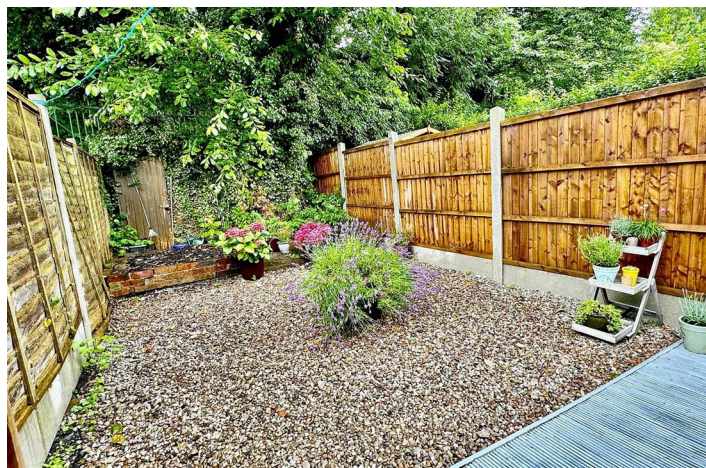
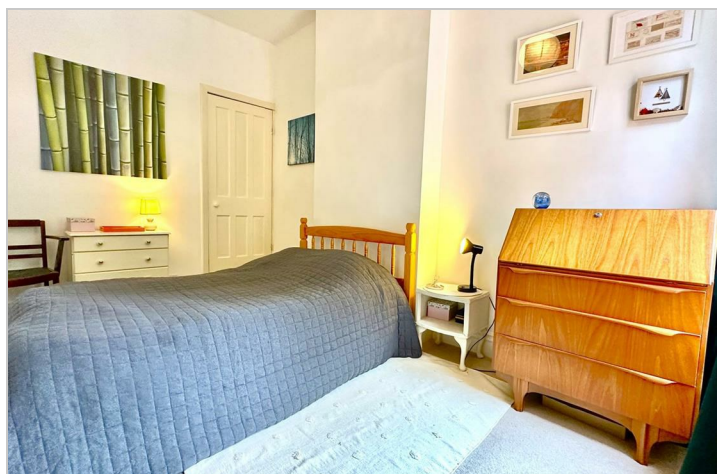
Architectural Plans

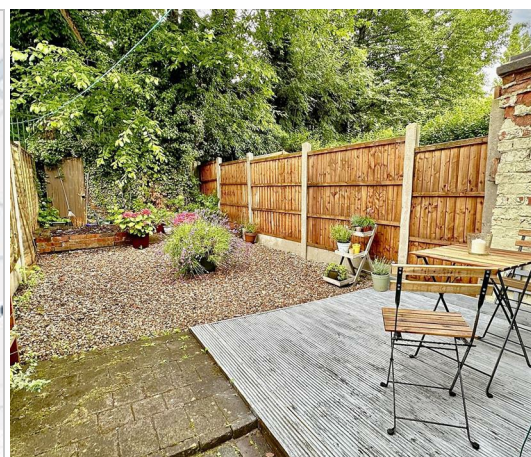
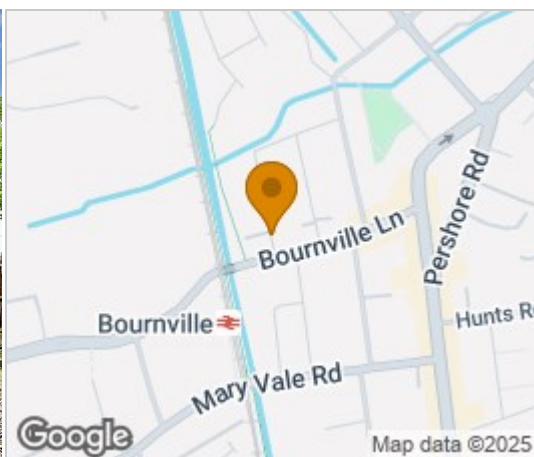
vendor's comments

Architectural plans drawn up for both a downstairs extension and loft conversion. The General Architect Company has kindly provided me with replacement copies of those plans,

(which includes two versions of the ground floor back extension).

It's unique to an end terrace that it's possible to extend to the side and rear. Copies available for any viewers who are seriously interested in the property.





Floor Plan



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.

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.