



**Oxhill Road, Birmingham B21 8JU**

**welcome to**

## **Oxhill Road, Birmingham**

Spacious and extended four-bedroom home on Oxhill Road, Birmingham, featuring two reception rooms, conservatory, large fitted kitchen, multiple ground floor bathrooms, and a generous rear garden-ideal for family living.

### **Approach**

Blocked paved front garden

### **Entrance Porch**

Double glazed porch and UPVC door

### **Entrance Hall**

Ceiling light point, radiator, laminate flooring

### **Lounge**

12' 9" into bay x 10' 10" ( 3.89m into bay x 3.30m )

Double glazed bay window to the front of the property, carpeted, ceiling light point, radiator

### **Dining Room**

9' 7" x 8' ( 2.92m x 2.44m )

Extended dining room, opening to lounge three, double glazed french doors and window to the rear of the property,

### **Kitchen**

14' 5" x 10' 2" ( 4.39m x 3.10m )

Two double glazed windows to the rear of the property, a range of wall and base units with a roll top worksurface, sink and drainer, integrated hob, cooker and dish washer, radiator, tiled flooring

### **Shower Room**

Double glazed window to the side of the property, shower, WC, sink with vanity unit, wall mounted boiler, spots, space for a washing machine

### **Landing**

Loft access, double glazed window to the side of the property, carpeted, ceiling light point

### **Bedroom One**

13' 10" into bay x 10' 11" into wardrobes ( 4.22m into bay x 3.33m into wardrobes )





Double glazed bay window to the rear, radiator, laminate flooring, ceiling light point, spot lights, fitted wardrobes

### **Bedroom Two**

13' 4" into bay x 10' ( 4.06m into bay x 3.05m )

Double glazed bay window to the front of the property, laminate flooring, radiator, ceiling light point, fitted wardrobes

### **Bedroom Three**

7' 4" x 7' 2" ( 2.24m x 2.18m )

Double glazed window to the front of the property, radiator, carpeted, ceiling light point,

### **Ground Floor Bedroom Four**

12' 7" x 10' 2" ( 3.84m x 3.10m )

Double glazed window to the front of the property, laminate flooring, radiator, ceiling light point, fitted wardrobes and cabinets

### **Ensuite**

Wet room, heated towel rail, sink, WC spots, double glazed window to the side of the property

### **Bathroom**

Double glazed window to the rear of the property, jet bath, WC, sink and vanity unit, heated towel rail, ceiling light point, tiled flooring and walls



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welcome to

## Oxhill Road, Birmingham

- FOUR BEDROOMS
- EXTENDED FAMILY HOME
- TWO RECEPTION ROOMS
- CONSERVATORY TO REAR
- LARGE FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in excess of

**£310,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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