



Ox Leasow, Birmingham B32 3TW

welcome to

Ox Leasow, Birmingham

**** NO CHAIN *** PERFECT FIRST TIME BUY *** BEAUTIFULLY PRESENTED *** CLOSE TO LOCAL AMENITIES AND WOODGATE VALLEY COUNTRY PARK
*** NEW CENTRAL HEATING SYSTEM *** STYLISH LOUNGE AREA *** MODERN KITCHEN *** SPACIOUS BEDROOM *** FULLY ENCLOSED LARGE REAR
GARDEN *** AMPLE STORAGE *** QUIET CUL DE SAC ****

Agent Note

This property is council tax band A.
NO CHAIN!!!

Entrance Hall

Double glazed window to rear, central heating radiator.

Lounge

24' x 9' (7.32m x 2.74m)
2 Double glazed windows to front, central heating radiator, tiled floor, open plan with dining room.

Kitchen

11' x 5' (3.35m x 1.52m)
Double glazed window to rear, tiled splash-back, central heating radiator, plumbing for utilities, range of wall & base units with worktops over. sink & drainer with mixer tap, induction hob with extractor hood, integrated cooker.

Bedroom

15' x 9' (4.57m x 2.74m)
Double glazed window to front & rear, central heating radiator, built in wardrobe/storage.

Bathroom

Double glazed frosted window to rear, central heating radiator, wash hand basin with hot & cold taps, low level flush w/c, rolltop bath with shower attachment.

Rear Garden

Private garden, generous size, storage cupboards built into wall, patio, established trees, laid to lawn.





check out more properties at shipways.co.uk



welcome to

Ox Leasow, Birmingham

- Perfect first time buy
- Close to local amenities
- Brand new central heating system
- Stylish lounge and modern kitchen
- Spacious bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 340.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Dec 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



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

check out more properties at shipways.co.uk



Property Ref:
HBN111874 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk