



**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.







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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.

# £110,000



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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Property Ref:  
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