

**A BEAUTIFUL 2 BEDROOM MID-TERRACE HOME  
IN A POPULAR LOCATION**



**21 OXFORD STREET  
STIRCHLEY  
BIRMINGHAM B30 2LH**

- Excellent location convenient to Stirchley and Bournville Station
- Delightful lounge and spacious dining room
- Bright fitted kitchen
- Two lovely spacious double bedrooms with additional study/ nursery
- Elegant first floor bathroom
- Private enclosed rear garden

**Offers around £285,000**

A beautiful two bedroom mid-terrace home in ever popular Stirchley, close to all local amenities with good transport links into the City and surrounding areas. The house is bright, capturing natural light, with a large dining area and two large double bedrooms. A well improved and traditional terrace home ideal for the first time buyer.

#### THE ACCOMMODATION COMPRISES

**APPROACH** set behind a shallow fore garden with retaining wall wrought iron gate and blue brick path leading to a double glazed entrance door which opens to;

**DELIGHTFUL BRIGHT LOUNGE 13'2" x 11' 7"** A charming bright room with double glazed square bay window to front, laminate flooring, white venetian blinds, shelves, picture rail, radiator and a beautiful period wrought iron fireplace, with a tiled hearth, in keeping with the tradition of this home. Wooden door leading to under stair cupboard and dining room.



**SPACIOUS DINING ROOM 13'4" x 11' 8"** Bright large dining room with natural wooden floors, double glazed window looking out into the rear garden. Radiator, picture rail wrought iron fire, with wooden fireplace and black tile hearth. Wooden door leading to the stairs and first floor and a wooden door leading to the kitchen.



**MODERN FITTED KITCHEN 15'0" x 7'1"** Two double glazed windows letting in natural light, making this area bright. Belfast sink with stainless steel taps and granite worktop in keeping with the tradition of the house. Gas hob oven, with under oven and stainless steel cooker hood. White units above and below a grey granite effect worktops, with tiled splashbacks, 'Worcester' gas fired combi boiler. Red floor tiles and a wooden back door with obscure glass. This kitchen has room for a washing machine and fridge-freezer.



## FIRST FLOOR

Staircase from dining room leads to:-

**LANDING** leading off to:-

**BEDROOM ONE 13'2" x 11'7" (into bay)** Spacious double bedroom, with a double glazed bay window looking out to the front of the house. This room has white walls, making it bright and capturing natural light.

**BEDROOM TWO 13'4" x 8'9"** Another spacious double bedroom with a large double glazed window looking out to the rear garden, wood effect laminate floor and cream walls makes this room bright and warming. Radiator and built in Storage cupboard leading off.



**STUDY/ NURSERY 7'2" x 7'1"** A lovely little study area ideal for art, crafts, reading or studying, with a double glazed window at the side of the house, a wooden venetian blind and cream walls, making this space bright. A further door leads through to the bathroom.

**BATHROOM 7'9" x 7'0"** which comprises of an elegant white suite. Basin, low level toilet and bath with shower above, white wooden panel surround and a glass screen. Double glazed obscure glass window to rear of house and a chrome ladder style radiator. Tiling around the bathroom suite.



## OUTSIDE

**PRIVATE REAR GARDEN** Beautiful private enclosed rear garden with fencing either side. Lawn and plants running down either side and a slabbed area to relax or entertain, with a storage shed at the end of the garden.







## GENERAL INFORMATION

<b>TENURE</b>	We are informed the property is Freehold.
<b>EPC Rating</b>	<b>C 69</b>
<b>Council Tax</b>	<b>Band B (Birmingham)</b>
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.