



Oxford Close, Birmingham



Property Description

****FREEHOLD ON COMPLETION****

Burchell Edwards are delighted to offer this well-presented two bedroom mid terrace home, sat in a cul-de-sac location in the popular area of Ward End in Birmingham (B8).

The property in brief comprises a paved fore garden, entrance porch, modern fitted kitchen with integrated appliances where specified and a spacious lounge with a patio door leading to a low maintenance rear garden. To the first floor there are two double sized bedrooms, a shower room and separate w/c.

Offering easy access to many local amenities including eateries, the Fox and Goose Shopping Centre and public transport links that provide a simple commute into Birmingham City Centre.

Requiring no work and ready to move straight in to, we anticipate a high level of viewing interest so we recommend to book early to arrange a viewing.

Entrance Porch

Double glazed windows to front and side elevations and tiled flooring.

Lounge

19' 8" x 12' 3" max into chimney recess (5.99m x 3.73m max into chimney recess)

Double glazed window and patio doors to rear elevation, two central heating radiators and stairs to first floor accommodation.

Kitchen/ Diner

15' 3" x 12' max into recess (4.65m x 3.66m max into recess)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill ,four ring gas hob with extractor hood, integrated fridge and freezer, washing machine, tiled flooring, tiling to splash prone areas, storage cupboard, vinyl flooring and central heating radiator.



Landing

Loft access via hatch, airing cupboard, cupboard housing central heating boiler, carpet and spotlights.

Bedroom One

12' 2" max into recess x 12' 1" (3.71m max into recess x 3.68m)
Double glazed window to front elevation, central heating radiator, carpet and built in wardrobe.

Bedroom Two

10' 10" max into recess x 12' 10" max into recess (3.30m max into recess x 3.91m max into recess)
Double glazed window to rear elevation, central heating radiator, carpet and built in wardrobe.

Separate W.C

W.C, vinyl flooring, spotlights and tiling to walls.

Bathroom

L shaped room. Shower cubicle, wash hand basin, central heating radiator, vinyl flooring, spotlights and tiling to walls.

Front Garden

Slabbed foregarden with outside tap.

Rear Garden

Patio area and artificial lawn.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210257

This is a Leasehold property with details as follows; Term of Lease 99 years from 19 Mar 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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