



22 Oxford Street

Stirchley, Birmingham, B30 2LE

Offers In The Region Of £280,000



****SUPERBLY UPGRADED AND EXTENDED PERIOD HOME IN THE HEART OF STIRCHLEY!**** This fantastic period home has been lovingly improved and beautifully maintained by the current owner over a number of years, creating a stylish and spacious property that is ready to move straight into. Ideally positioned on the ever-popular Oxford Street, you'll have everything that vibrant Stirchley has to offer right on your doorstep. From its renowned independent cafés, bars and restaurants to excellent everyday amenities, the location is hard to beat. Commuters will also appreciate the excellent transport links, with Bournville railway station just a short walk away, while the leafy surroundings of Bournville are also within easy reach. The property itself has been thoughtfully upgraded throughout and boasts a stunning modern kitchen, a beautifully appointed bathroom, a highly practical ground floor WC and separate utility room, along with two generous double bedrooms. Outside, there is a good-sized rear garden, perfect for relaxing or entertaining. Offering an exceptional blend of character, quality and location, this could be the perfect first home for buyers looking to enjoy everything this sought-after area has to offer. Call our Bournville team for more info or to book your viewing!



Approach

This beautifully presented, enlarged two-bedroom mid-terrace property is approached via a low-level brick wall and low-maintenance foregarden, leading to a double-glazed front entrance door opening into:

Entrance Porch

With a UPVC double-glazed door opening into:

Front Reception Room

13'09"(into bay) x 11'6" (4.19m(into bay) x 3.51m)

With built-in cupboard to alcove housing electric meter, double-glazed bay window to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, central heating radiator, laminate wood-effect floor covering, built-in meter cupboards, inset electric fire on raised hearth and internal door opening into:

Rear Reception Room

12'03" x 11'07" (3.73m x 3.53m)

With door opening into under-stairs storage cupboard, double-glazed window to the rear aspect, open staircase rising to the first-floor landing, cornice to ceiling, ceiling light point, feature recess to chimney breast and internal door with step opening into:

Superb Enlarged Kitchen

13'05" x 6'11" (4.09m x 2.11m)

With a contemporary range of white-fronted matt wall and base units with under-cupboard lighting, integrated four-ring Hotpoint electric hob with built-in extractor over and Perspex splashbacks, ceramic one-and-a-half bowl sink and drainer with hot and cold mixer tap, integrated Hotpoint oven and grill, integrated fridge freezer, integrated dishwasher, central heating radiator, double-glazed window to the side aspect, tiling to splashbacks, recessed spotlights to ceiling and open walkway into:

Utility

5'01" x 6'09" (1.55m x 2.06m)

With work surface, space for washing machine and tumble dryer, cupboard housing Baxi boiler, central heating radiator, stone-effect floor covering, double-glazed door to the side aspect, wall-mounted shelving and sliding door opening into:

Ground Floor WC

5'09" x 2'02" (1.75m x 0.66m)

With low-flush WC, heated chrome towel rail/radiator, wash hand basin set on vanity unit with under-sink storage and hot and cold mixer tap, and recessed spotlights to ceiling.

First Floor Accommodation

From the rear reception room, stairs rise to the first-floor landing, with two drop-down ceiling light points, loft access point, central heating radiator and internal doors opening into:

Bedroom One

11'4" x 11'4" (3.45 x 3.45)

With double-glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

12'10" x 8'6" (3.91m x 2.59m)

With double-glazed window to the rear aspect, ceiling light point, central heating radiator and built-in over-stairs storage cupboard.

Stunning Four Piece Bathroom

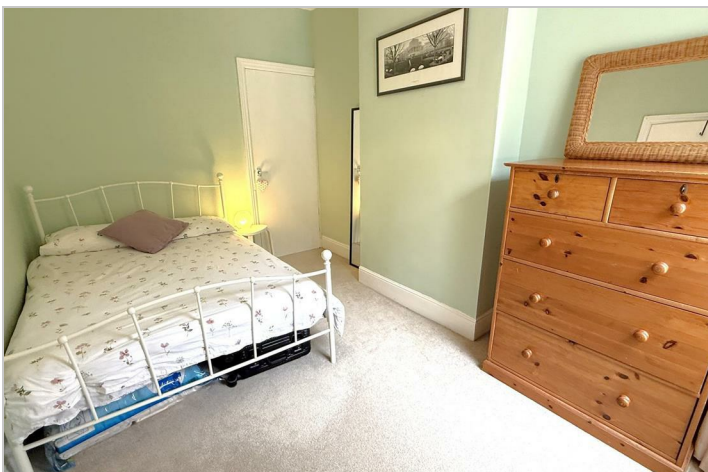
13'07" x 6'04" (4.14m x 1.93m)

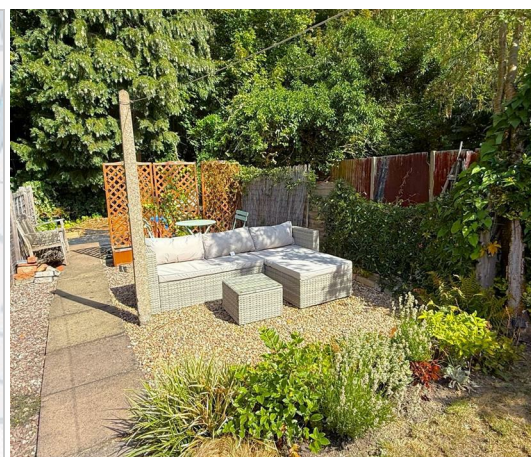
With walk-in shower with mains-powered rainfall shower over, contemporary wash hand basin with hot and cold mixer tap and under-sink storage, freestanding contemporary bath with hot and cold mixer tap, push-button low-flush WC, double-glazed window to the rear aspect, contemporary tiling to splashbacks and walls, herringbone-style laminate

floor covering, wall-mounted column radiator and recessed spotlights to ceiling.

Rear Garden

With block-paved side return and double wrought-iron gate opening onto a shared blue engineering brick pathway providing access with the neighbouring property. This in turn opens onto the rear garden, which is mainly laid to lawn with decorative flowerbeds. A pathway leads to a further low-maintenance seating and patio area to the rear, with the garden finished with low-level fencing and hedgerows to the borders.





Ground Floor

Reception Room, Store, Reception Room, Kitchen, Utility, WC

First Floor

Bedroom, Landing, Bedroom, Bathroom

NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not energy efficient - higher running costs		
Current Score: 65		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 86		

SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk