



 **urbangrey**
ESTATES

17 OXFORD GROVE, BIRMINGHAM, B37 5PG
GUIDE PRICE £145,000





Urban Grey Estates are delighted to present this beautifully presented first floor apartment, offering spacious and contemporary accommodation throughout. Finished in a modern decorative style, the property is flooded with natural light thanks to its abundance of double glazed windows, creating bright and welcoming living spaces.

Ideally situated within a popular residential development, the apartment is conveniently located close to local shops, schools, parks and excellent transport links, with easy access to Birmingham Airport, Birmingham Business Park, the NEC, Marston Green, Solihull and the M6, M42 and M40 motorway networks.

Benefitting from gas central heating, full uPVC double glazing, a spacious open-plan living area and an allocated parking space, this superb apartment would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.



Entrance Hall 4.67m (15'4") x 3.75m (12'4")

Accessed via a secure communal entrance, the welcoming hallway offers a bright first impression with a uPVC double glazed window to the front, two useful built-in storage cupboards, radiator and doors leading to all principal rooms.

Lounge / Diner 6.09m (20'0") x 4.71m (15'5")

A superbly proportioned open-plan living and dining space, beautifully decorated in a contemporary style and enjoying an abundance of natural light from multiple uPVC double glazed windows to the front, side and rear elevations. Offering ample room for both comfortable seating and dining furniture, the room is complemented by two double radiators, making it the ideal space for relaxing or entertaining.



Kitchen 2.71m (8'11") x 2.51m (8'3")

Open plan from the lounge, the fitted kitchen comprises a range of matching wall and base units with complementary work surfaces, stainless steel sink and drainer, integrated fan-assisted oven and four-ring hob. A uPVC double glazed window to the rear and additional side window provide excellent natural light while creating a bright and practical cooking space.

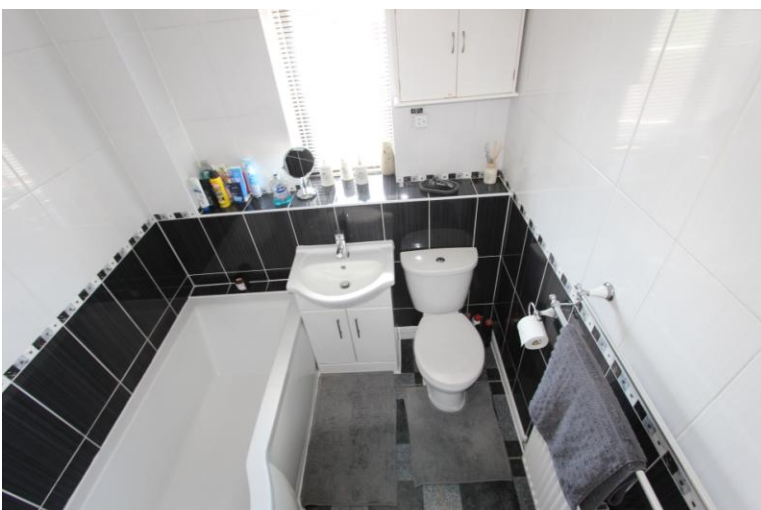


Bedroom One 5.44m (17'10") max x 2.60m (8'6")

A spacious principal bedroom, tastefully decorated and benefiting from a large uPVC double glazed window overlooking the front aspect. The room offers generous space for a double bed built in fitted wardrobes and is completed with a radiator.

Bedroom Two 3.61m (11'10") x 3.03m (9'11")

A well-proportioned second double bedroom featuring three uPVC double glazed windows to the front, allowing an abundance of natural light. Ideal as a guest bedroom, child's room or home office.



Bathroom 1.99m (6'6") x 1.90m (6'3")

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with tiled splash backs, radiator and a uPVC double

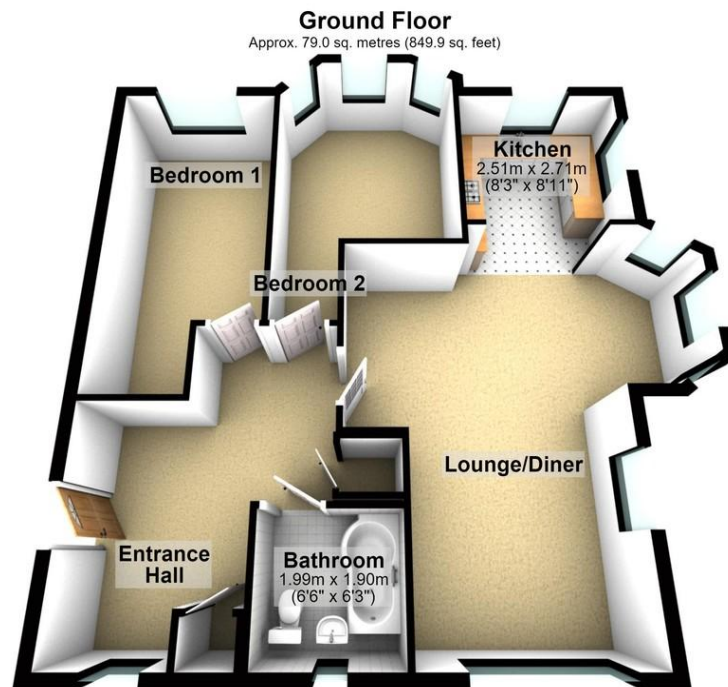


glazed window to the front providing natural ventilation and light.

Outside

The property benefits from well-maintained communal grounds together with an allocated parking space, providing convenient off-road parking for residents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 79.0 sq. metres (849.9 sq. feet)