



Oxford Street, Stirchley, Birmingham, B30 2LH

**Offers in the Region of
£270,000**



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

+++ TWO BEDROOM TERRACE HOUSE WITH NO UPWARD CHAIN IN THE EVER POPULAR "WEST END" OF STIRCHLEY WITH INITIAL WORK TO CONVERT LOFT INTO A THIRD BEDROOM ALREADY STARTED AS WELL AS ADDITIONAL FIRST FLOOR NURSERY / STUDY & FIRST FLOOR BATHROOM +++ Also With Two Reception Rooms & Modern Kitchen With Downstairs Wc - EP RATING - TBC

- * No Chain
- * Scope To Convert Loft Into 3rd Bedroom
- * Living Room + Dining Room
- * Modern Kitchen + Downstairs Wc
- * Two Bedrooms + Nursery / Study + First Floor Bathroom
- * Central Heating & Double Glazing

Tenure:- Understood to be Freehold but this can be verified with your solicitor

Council Tax Band - Understood to be B

Off the landing a doorway and entrance has already been created which is the starting point of making an area whereby stairs could be put to allow access for a "loft conversion" (subject to usual planning permission & building regulations which are understood to have been approved in the past)

NB – Agents Disclaimer Note:- (a) These sale particulars are for guidance only, and Robinson Estates cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. (b) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings as well as the layouts provided on a floorplan. (c) All purchasers must obtain verification surrounding any point of concern from their solicitor. (d) Robinson Estates have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. Verification can be obtained from a solicitor or surveyor. (e) Items shown in photographs are not included in the sale unless specifically mentioned within the sales particulars; certain items may be available by separate negotiation. (f) All prospective viewers must check the availability of the property before travelling to see it, and before making an appointment to view.

Money Laundering Obligations - All purchasers will be asked to produce identification documentation and will be subject to an

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Entrance Hallway

Front Living Room - 4.19m x 3.53m (13'9" x 11'7")

Measurements include maximum dimensions
Rear Living Room - 4.04m x 3.53m (13'3" x 11'7")

Kitchen - 4.6m x 2.11m (15'1" x 6'11")

Downstairs Wc

Front Bedroom - 3.53m x 3.05m (11'7" x 10'0")

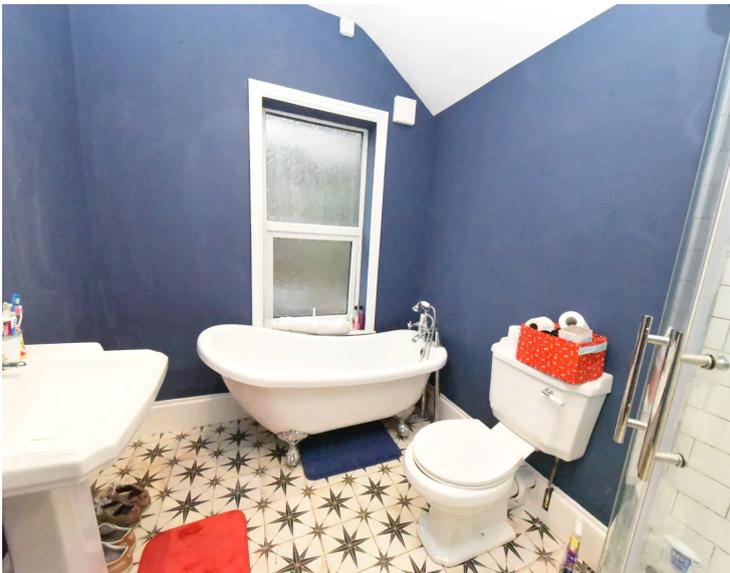
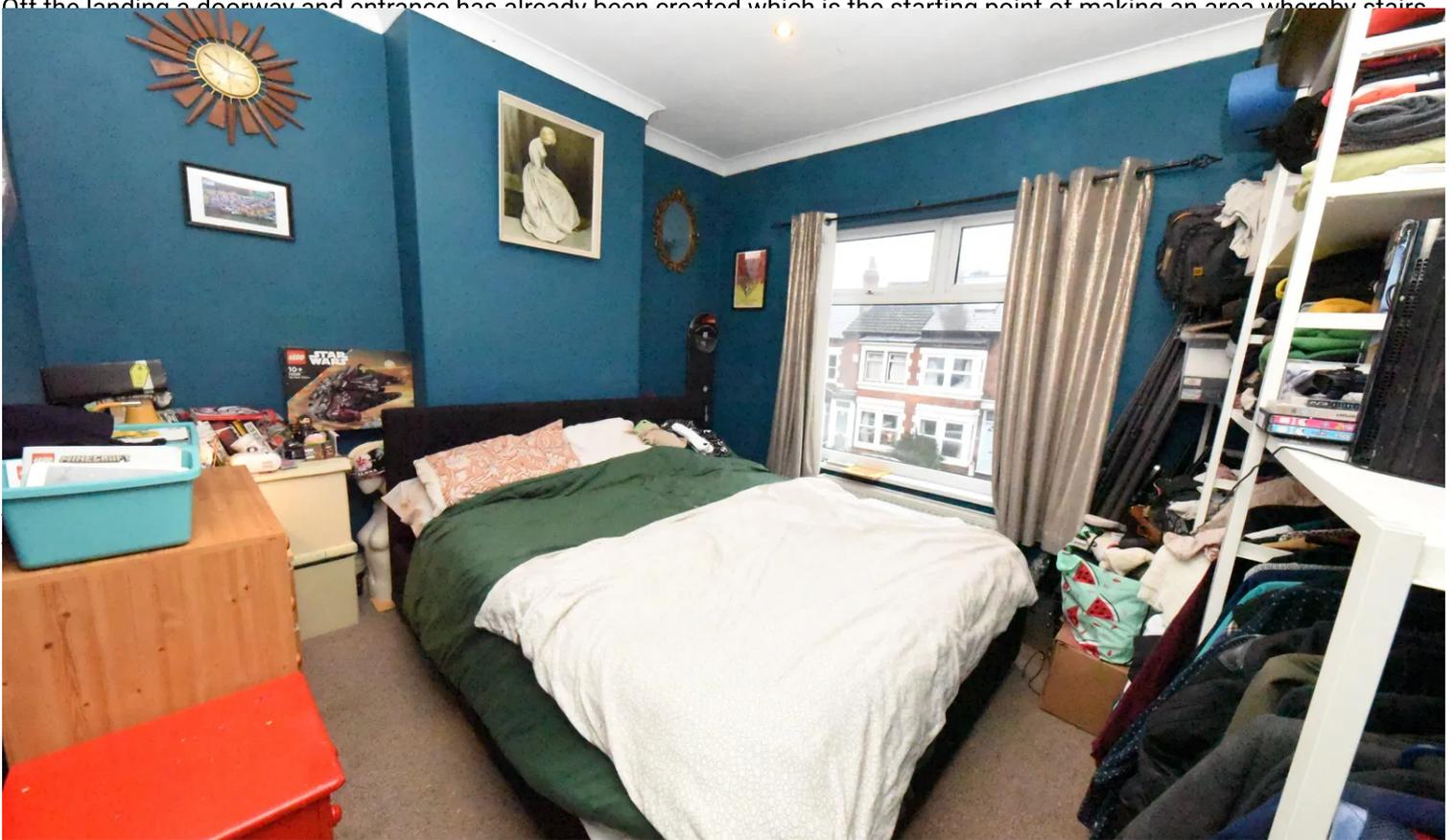
Middle Bedroom - 3.05m x 2.64m (10'0" x 8'8")

Nursery / Study - 2.11m x 2.03m (6'11" x 6'8")

Bathroom - 2.44m x 2.11m (8'0" x 6'11")

Landing

Off the landing a doorway and entrance has already been created which is the starting point of making an area whereby stairs



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