Rice Chamberlains
ESTATE AGENTS LLP



54 Oxford Street

Stirchley, Birmingham, B30 2LH

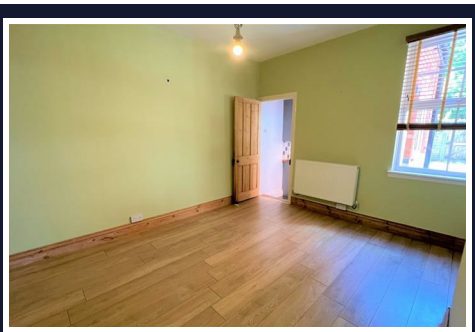
£1,250 Per Month

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***BEAUTIFUL PERIOD TERRACE WITH NO CHAIN AND A GARAGE!* Perfectly positioned in the heart of Stirchley's 'West End' is this much improved and characterful mid-terrace two bedroom home. Ideally located for access to nearby Bournville train station with its excellent commuter links into QE Hospital, University of Birmingham and the City and Centre and also only a short stroll into Stirchley's lively high street with all of its independent bars, shops and restaurants. This lovely home has been much improved and offers the following; fore garden, entrance porch, front reception room with bay window, rear dining room, superb kitchen, guest wc and a landscaped garden. To the first floor there are two good bedrooms and an excellent bathroom with bath and separate walk-in shower and also an excellent utility cupboard with washing machine and storage. This lovely home also has the huge benefit of a garage located in a separate block at the end of the road No doubt we will get lots of interest so please call our Bournville sales team to book your viewing!**







Approach

This beautifully presented period mid terrace property is approached via a low level wall with wrought iron shared gate with blue engineering brick shared pathway with low maintenance front fore garden with slate insets and raised decorative flowerbeds to boundary and UPVC composite door with glazed insets opens into:

Extended Porch Area

With frosted double glazed window to the front aspect, double glazed window to the side aspect and providing useful storage space and oak exterior door with leaded light inset opening into:

Front Reception Room

11'5" (to recess) x .9'10" (to bay window) (3.5 (to recess) x .3 (to bay window))

With double glazed bay window to the front aspect, ceiling light point, laminate wood effect floor coverings, central heating radiator, cornice to ceiling, wall mounted light point and original style stripped pine interior door opening into:

Rear Reception Room

11'6" x 16'5" (to recess) (3.51 x 5.02 (to recess))

With stripped pine interior door with original style door furnishing to useful under stairs storage cupboard with recessed spots to ceiling, tongue and groove panelling and wall mounted shelving. Rear reception room having laminate wood effect floor covering, stripped pine interior door giving access to stairs to the first floor landing, ceiling light point, double glazed window to the rear aspect, central heating radiator and further stripped pine interior door with step leading into:

Contemporary Kitchen

14'11" x 7'0" (4.57 x 2.14)

With grey fronted matching wall and base units with wall mounted glazed display units, integrated four ring burner electric hob with in-built stainless steel extractor fan, in-built oven, space facility for dishwasher, double stainless steel sink and drainer with hot and cold mixer, space facility for fridge freezer, wall mounted heated chrome towel rail, central heating radiator, ceiling light point, two double glazed windows to the side aspect, double glazed exterior door giving access to the rear garden, wooden block work surface, tiling to splash backs and interior door opening into:

Guest WC

2'5" x 4'6" (0.76 x 1.38)

With low flush WC, frosted double glazed window to the rear aspect, recessed spots to ceiling and wall mounted central heating radiator.

First Floor Accommodation

From rear reception room stairs with bespoke hand rail gives rise to the first floor landing with dropdown ceiling light point, enlarged loft access point with pull down ladder with the loft being fully boarded for excellent storage, central heating radiator and stripped pine interior doors opening into:

Bedroom One

11'3" x 10'5" (to chimney breast) (3.44 x 3.19 (to chimney breast))

With double glazed window to the front aspect, in-built selection of bedroom storage with two double wardrobes to alcoves, overhead storage units and in-built further storage to alcove with wall mounted

television point, central heating radiator and ceiling light point

Bedroom Two
13'5" x 8'6" (4.09 x 2.61)

With double glazed window to the rear aspect, ceiling light point, inset decorative cast iron fireplace, door opening into useful over stairs storage cupboard providing plentiful storage space and central heating radiator.

Superb Bathroom
15'0" (max) x 7'0" (max) (4.59 (max) x 2.14 (max))

Comprising a four piece Victorian style bathroom suite with panel bath with tongue and groove panelling and hot and cold taps, wash hand basin on pedestal with hot and cold taps, push button low flush WC, corner entry shower with mains power shower and tiling to splash backs, further tongue and groove panelling to half wall height, frosted double glazed window to the rear aspect, wall mounted heated chrome towel rail, central heating radiator, in-built airing cupboard with storage space and housing Worcester Bosch combination boiler, tiled floor covering, two ceiling light points and further double opening doors opening into utility cupboard with plumbing for washing machine and in-built storage and two further overhead storage cabinets.

Rear Garden

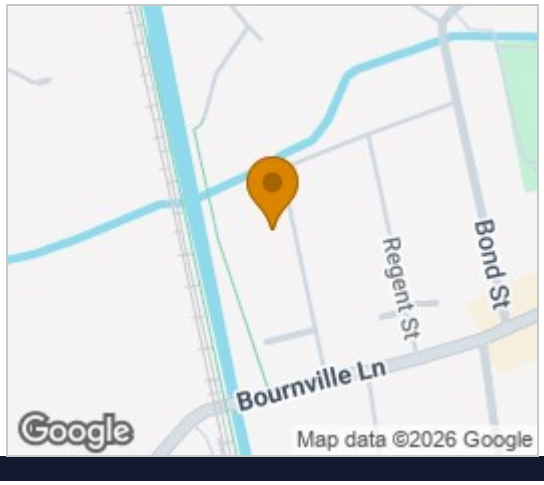
Accessed from the kitchen leading to a blue engineering brick pathway leading to rear patio area with outbuilding leading to recently laid modern patio with decorative slabs and finished with panel fencing to borders including a rear access gate giving access to the side and the rear of the property for bin / garden access.











Floor Plan



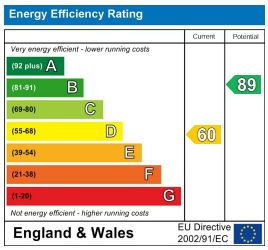
Viewing

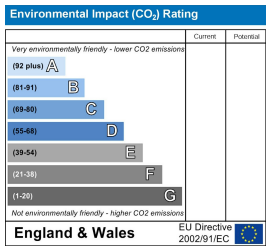
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





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.

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