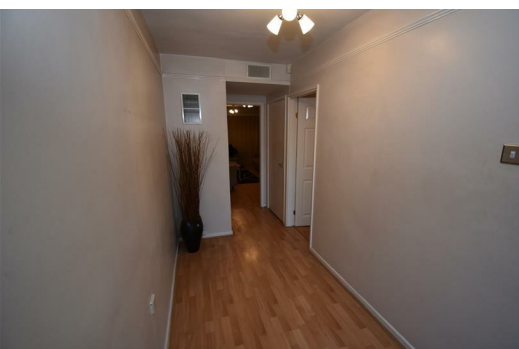




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



25 Oxford Close, Ward End, Birmingham B8 2JE **Asking price £129,999**

REDUCED BY £10,000 ... A GREAT FIRST TIME BUYER OR INVESTMENT HOME.

Freehold, 2 Bedroom End Town House with Gas Ducted Air Heating, UPVC double glazing and New Roof.

No Upward Chain.



Oxford Close is located off the main Washwood Heath Road, Ward End.

The property is set well back from the roadway behind a neat lawned foregarden with full length pathway approach. In turn the property is built of traditional two storey brick construction and is surmounted by a bitchiman sealed roof that has been replaced in 2019.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch entrance, Upvc double glazed door and windows.

Spacious Reception Hall

15'11 x 5'6 (4.85m x 1.68m)

Laminated flooring, linen and storage cupboard, full height linen and airing cupboard housing the Johnson and Starley Warm Air Central Heating Boiler.

Re-Fitted Kitchen (front)

10'3 x 6'5 (3.12m x 1.96m)

Single drainer twin bowl sink unit with mixer taps, two double door and a single door base unit with rounded edge work surface over. Two double door wall units, breakfast bar, four ring gas hob with oven below, Upvc double glazed window.

Spacious Lounge (rear)

19'3 x 12'3 (5.87m x 3.73m)

Central heating vent, polished fire surround with stone effect fitted gas fire.

Laminated flooring Upvc double glazed door and windows.

On The First Floor

Landing

Linen and airing cupboard housing the lagged hot copper cylinder water tank and additional full height linen and storage cupboard.

Bedroom 1 (front)

12'5 x 12'3 (3.78m x 3.73m)

Central heating vent, Upvc double glazed window.

Bedroom 2 (rear)

12'4 x 10'11 (3.76m x 3.33m)

Laminated flooring, two double door built in wardrobes, central heating vent.

Bathroom (Side)

7'8 x 6'1 (2.34m x 1.85m)

Half tiled panelled in bath, shower attachment and separate shower fitting over, pedestal wash hand basin, central heating vent.

Separate Toilet

Low flush WC.

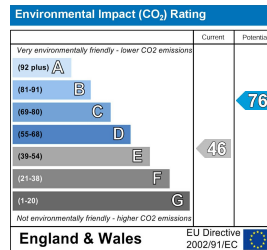
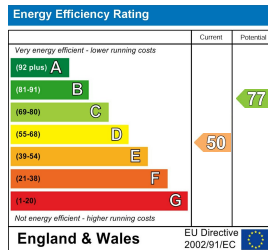
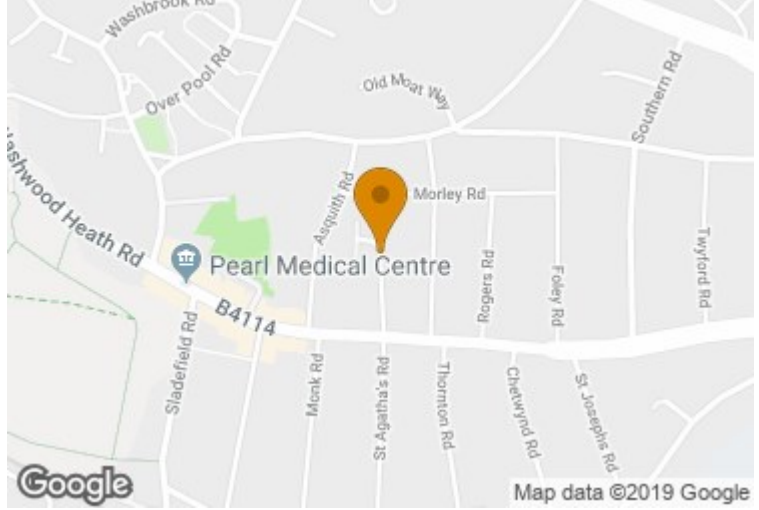
outside

Lawned rear garden.

Garage in Block

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,168.07 Year 2018/2019.



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas ducted air central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill) or 0121 748 4333 (Castle Bromwich)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

23 COLESHILL ROAD
HODGE HILL
BIRMINGHAM B36 8DT
TEL: 0121-784 6660