



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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21 Oxford Close, Ward End, Birmingham B8 2JE Reduced to £195,000

REDUCED £5,000 ... Well maintained, freehold 2 bedroom townhouse with gas central heating and Upvc double glazing.

A garage is provided with this property located in a separate block.



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

The property stands back from the roadway behind a full width block paved foregarden/[pathway approach.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

Brick built base with double glazed windows and front door leading to

OPEN PLAN DINING KITCHEN (FRONT)

11'9 min x 11'8 (3.58m min x 3.56m)

Single drainer stainless steel sink unit with mixer taps, double door, 2 single door, corner double door and a 4 drawer base unit with rounded edge work surface over. Single door display unit, 2 double door and a single door wall unit, 4 ring gas hob with double oven below.

Plumbing for automatic washing machine and dishwasher. UPVC double glazed window, twin panel central heating radiator, 2 full height linen and storage cupboards.

LOUNGE (REAR)

18'10 x 11'9 (5.74m x 3.58m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed door and windows.

ON THE FIRST FLOOR

LANDING

Single panel central heating radiator, full height linen and airing cupboard housing the Worcester gas fired central heating boiler, full height linen and storage cupboard with shelving.

BEDROOM 1 (FRONT)

11'10 x 11'9 (3.61m x 3.58m)

Full length range of fitted wardrobes (2 double door sliding wardrobes). Twin panel central heating radiator, UPVC double glazed window.

BEDROOM 2 (REAR)

11'10 x 10'4 (3.61m x 3.15m)

Twin panel central heating radiator, UPVC double glazed window.

BATHROOM (SIDE)

7'9 max x 5'6 (2.36m max x 1.68m)

Corner bath, vanity wash hand basin with double door unit below, twin panel central heating radiator.

SEPARATE TOILET

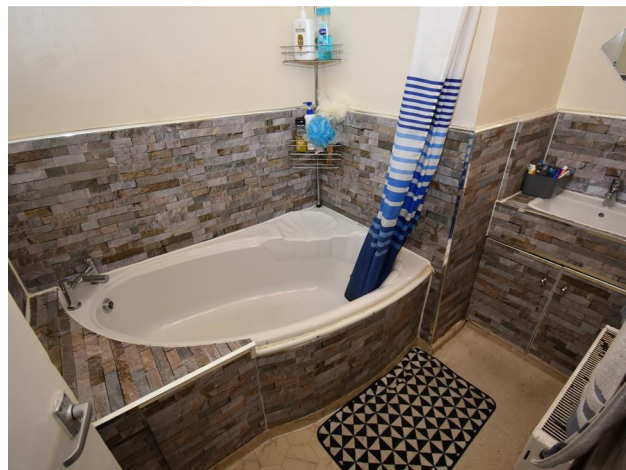
Low flush w.c.

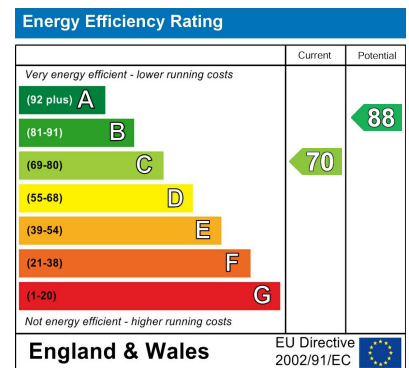
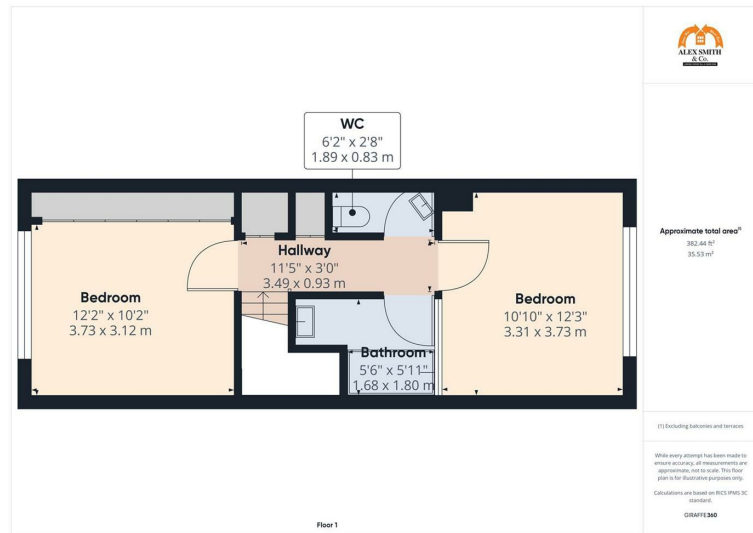
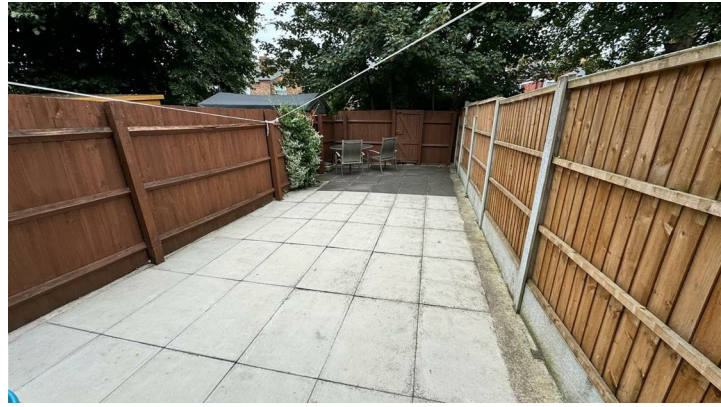
OUTSIDE

Rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2024/25





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 fired 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)

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.



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