



## **20 Oxford Close, Ward End, Birmingham B8 2JE** **Price £179,950**

An extended, freehold 2 bedroom town house with extended conservatory area, gas fired central heating, Upvc double glazing, Garage at rear, available with no upward chain.

Oxford Close is located off the main Washwood Heath Road

The property stands back from the roadway behind a neat fore-garden.

### **The accommodation comprises**

#### **On The Ground Floor**

##### **Porch Entrance**

With Upvc double glazed door and windows.

Further Upvc double glazed front door leading to

##### **Reception Hall**

Single panel central heating radiator, 2 full height storage cupboards.

##### **Kitchen (front)**

11'7 x 6'6 (3.53m x 1.98m)

Single drainer, stainless steel sink unit with hot and cold taps and double door base unit below. Further, double door and single door base unit, double door wall unit, rounded edge breakfast bar. Gas cooker point, twin panel central heating radiator, Upvc double glazed window.

##### **Lounge (rear)**

20'5 x 12'1 (6.22m x 3.68m)

Wall mounted gas fire, twin panel central heating radiator, Upvc double glazed windows and door leading to

##### **Extended Conservatory**

11'9 x 6'4 (3.58m x 1.93m)

Upvc double glazed door and windows.

#### **On The First Floor**

##### **Landing**

2 Full height lined and storage cupboards, one of which conceals the Worcester gas fired central heating boiler.

##### **Bedroom 1 (front)**

12'2 x 12 (3.71m x 3.66m)

Built in double door wardrobe, single panel central heating radiator, Upvc double glazed window.

##### **Bedroom 2 (rear)**

12'2 x 11 (3.71m x 3.35m)

Built in double door wardrobe, single panel central heating radiator, Upvc double glazed window.

##### **Shower Room**

8'7 x 6'2 (2.62m x 1.88m)

Double shower cubicle, pedestal wash hand basin, twin panel central heating radiator.

##### **Separate Toilet**

Low flush WC.

#### **OUTSIDE**

Block paved terrace, lawned rear garden.

Garage at rear with separate tradesmen's rear entrance.

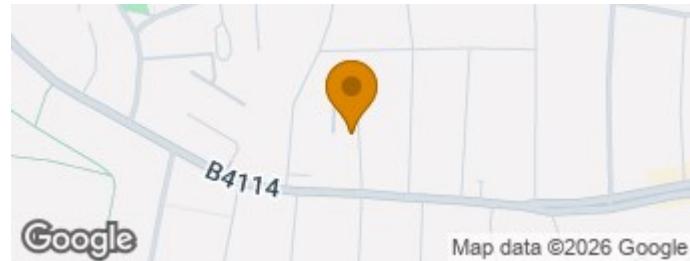
#### **COUNCIL TAX BAND:**

This Property falls into Birmingham Council Tax Band B Tax Payable Per Annum £1739.89 Year 2025/26



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**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.



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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