



**Horton
& Storey**

OXFORD STREET, STIRCHLEY, BIRMINGHAM
OFFERS IN REGION OF £230,000





LOCAL AREA

The property is situated on Oxford Street, a quiet residential street off Bournville Lane, which serves as a link between Bournville and Stirchley. The property is within 150m of Bournville Train Station.

FRONT APPROACH

Walled front garden with shared access leading to obscure double glazed front door.

GROUND FLOOR

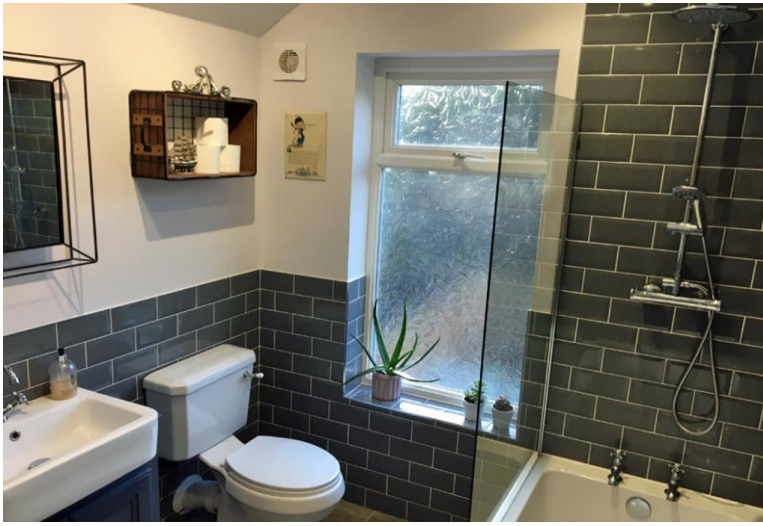
SITTING ROOM 11' 6" x 16' 0" (into bay) (3.51m x 4.9m)

Double glazed bay window to the front elevation with custom made café style shutters. Original floorboards. Exposed brick chimney breast with a DEFRA approved log burner and a unique hearth made from blue paving bricks. Meter cupboard. Wall mounted radiator. TV aerial point. Sockets with USB charging points. Alarm panel. Door leading into dining room.

DINING ROOM 11' 6" x 13' 3" (3.51m x 4.05m)

Door to large under stairs storage cupboard. Original Victorian feature fireplace with blue paving brick hearth. Original floorboards. Double glazed door leading to rear garden. Wall mounted radiator. Doorway to first floor accommodation. The opening into the kitchen has been widened to accommodate more open plan living.





REFITTED KITCHEN 6' 11" x 14' 11" (2.12m x 4.55m)
 The kitchen was installed in May 2017 and consists of: Mixture of wall and base units with soft close. Roll top worktops. Ceramic sink with extendable mixer tap and drainer. Metro tiling to splash prone areas. Electric oven with five ring gas hob and extractor hood over. Sockets with USB charging points. Space for a large American-style fridge freezer. Feature wall mounted vertical radiator. Karndean stone effect flooring and spotlights to the ceiling. Double glazed window to the side elevation and obscure double glazed door leading to rear garden. Kitchen leading into utility space and downstairs w.c.

UTILITY AREA 5' 10" x 7' 6" (1.8m x 2.3m)
 Recess with plumbing for washing machine. Double glazed windows to the side and rear elevations. Farmhouse style ceramic sink with Victorian style mixer tap. Wall mounted radiator. Original Victorian coal door to downstairs w.c.

DOWNSTAIRS W.C.
 Obscure double glazed window to the rear elevation. Low level w.c. Wooden paneling to wall. Wall mounted radiator.

FIRST FLOOR

LANDING
 Doors to bedrooms and dressing room. Loft access hatch with dropdown ladders providing access to loft space.

BEDROOM ONE 11' 6" x 10' 10" (3.52m x 3.32m)
 Three separate double glazed windows to the front elevation. Custom made shutters. Wall mounted radiator. TV aerial point. Sockets with USB charging points.

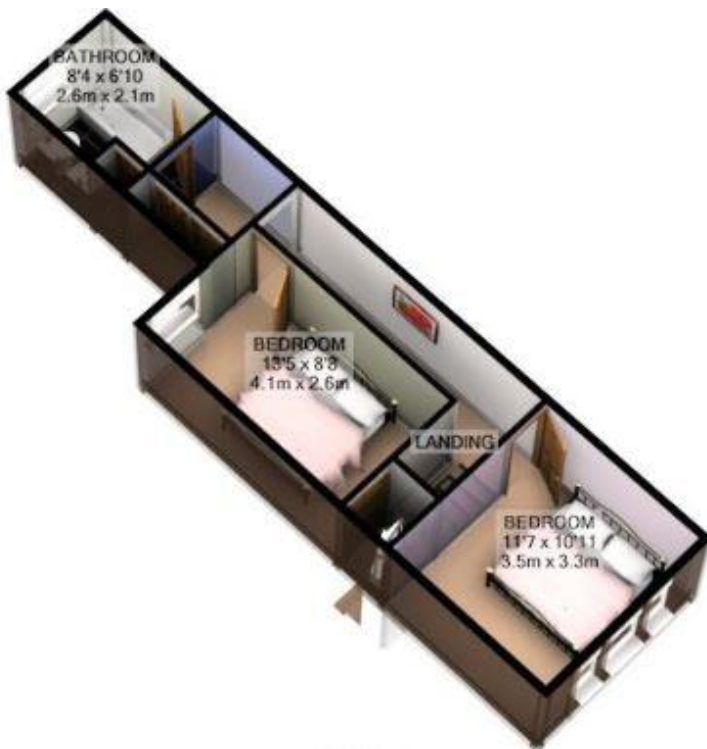
BEDROOM TWO 8' 7" x 13' 3" (2.64m x 4.06m) Double glazed window to the rear elevation. Wall mounted radiator. Door to storage cupboard/wardrobe over stairs.

WALK THROUGH DRESSING ROOM 6' 10" (into cupboard) x 6' 1" (2.09m x 1.87m)
 Custom made built in wardrobes. Wall mounted radiator.

BATHROOM
 Obscure double glazed window to the rear elevation with suite comprising of 6 ft. bath with shower screen and overhead shower, ceramic sink with vanity unit and mixer tap, low level w.c. tiling to splash prone areas and wooden effect tile flooring, with electric underfloor heating. Extractor and spotlights to ceiling. Door to airing cupboard.

AIRING CUPBOARD
 Worcester combination boiler and shelves for storage.





LOFT

The loft space has been fitted with plumbing/heating, electricity and a Velux window. This has the potential to be made into a third bedroom. Subject to building regulations and relevant planning applications.

EXTERNAL

THE REAR GARDEN

The rear garden is enclosed and offers privacy. A graveled area leading to block paved garden. Fencing to all boundaries and gated rear access which is shared with neighbours back onto Oxford Street.

REFURBISHMENT WORKS

The property has received a complete renovation and extension within the last year. This includes a full electricity re-wire and plumbing throughout. All certification available upon request.

TRANSPORT

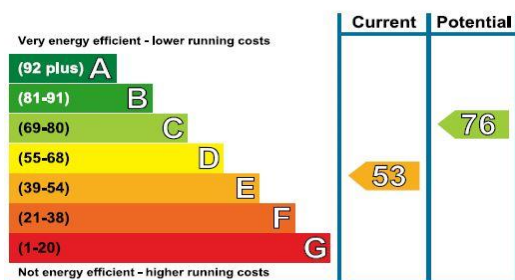
Bournville train station is situated less than 150m from the property and provides transport along the cross city line from Redditch to Lichfield Trent Valley stations. With journey times of only 12 minutes between Bournville and Birmingham New Street, the property is ideal for anyone commuting into Birmingham city centre. The property benefits from a large range of local amenities in the surrounding centres of Bournville and Stirchley.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

PLEASE NOTE

Under the provisions of the Section 21 of the Estate Agents Act 1979 the directors of Horton Storey Ltd would like to disclose their personal interest in this property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.