



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

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



## 7 Oxford Close, Ward End, Birmingham B8 2JE

### Asking price £170,000

MASSIVELY REDUCED BY £25,000 ... A well maintained and presented, freehold 2 bedroom mid town house with gas fired central heating, UPVC double glazing and off road parking space to the front. A single car garage in a separate block also exists.



Oxford Close is located off the main Washwood Heath Road running away from the Fox & Goose Shopping Centre.

The property is stands back from a paved foregarden/vehicular driveway that provided off road parking space to the front.

In turn the property is built of traditional two storey brick construction.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glaze sliding patio doors and windows.

#### UPVC FRONT DOOR LEADING TO

#### OPEN PLAN DINING KITCHEN

12'8 x 12'2 (3.86m x 3.71m)

Laminated flooring, single drainer stainless steel sink unit with mixer taps. 3 single door and 3 drawer base unit with work surface over.

Single door display unit, double door and single door wall unit, 4 ring electric hob with oven below. Plumbing for automatic washing machine, single panel central heating radiator, 2 full height linen and storage cupboards, UPVC double glazed window.

#### SPACIOUS LOUNGE (REAR)

19'9 x 12'3 (6.02m x 3.73m)

Laminated flooring, polished fire surround and fireplace. Twin panel central heating radiator, UPVC double glazed windows and double doors.

Staircase off.

### ON THE FIRST FLOOR

#### LANDING

Single panel central heating radiator. 2 full height linen and storage cupboards.

#### BEDROOM 1 (FRONT)

12'3 x 12'2 (3.73m x 3.71m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 2 (REAR)

12'2 x 10'8 (3.71m x 3.25m)

UPVC double glazed window, single panel central heating radiator.

#### MODERN SHOWER ROOM

8' x 6'4 (2.44m x 1.93m)

Double shower cubicle with Triton fitted shower. Vanity wash hand basin with double door unit below, heated towel rail.

#### SEPARATE TOILET

Low flush w.c.

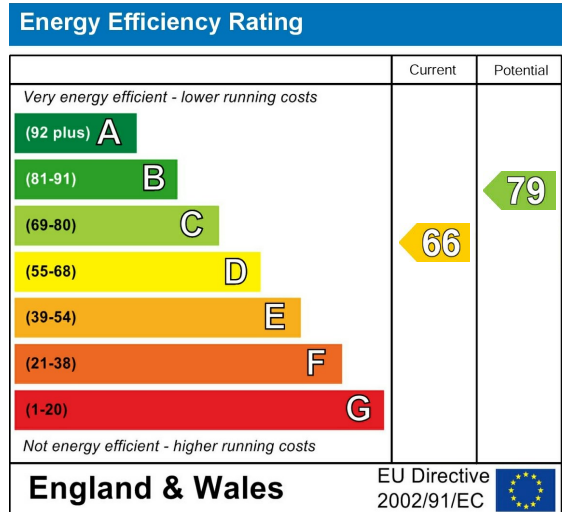
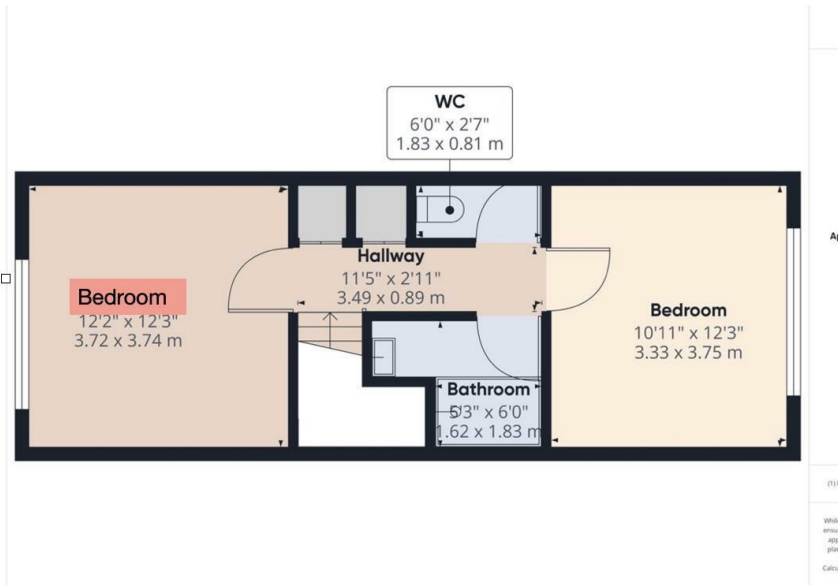
#### OUTSIDE

Paved 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.