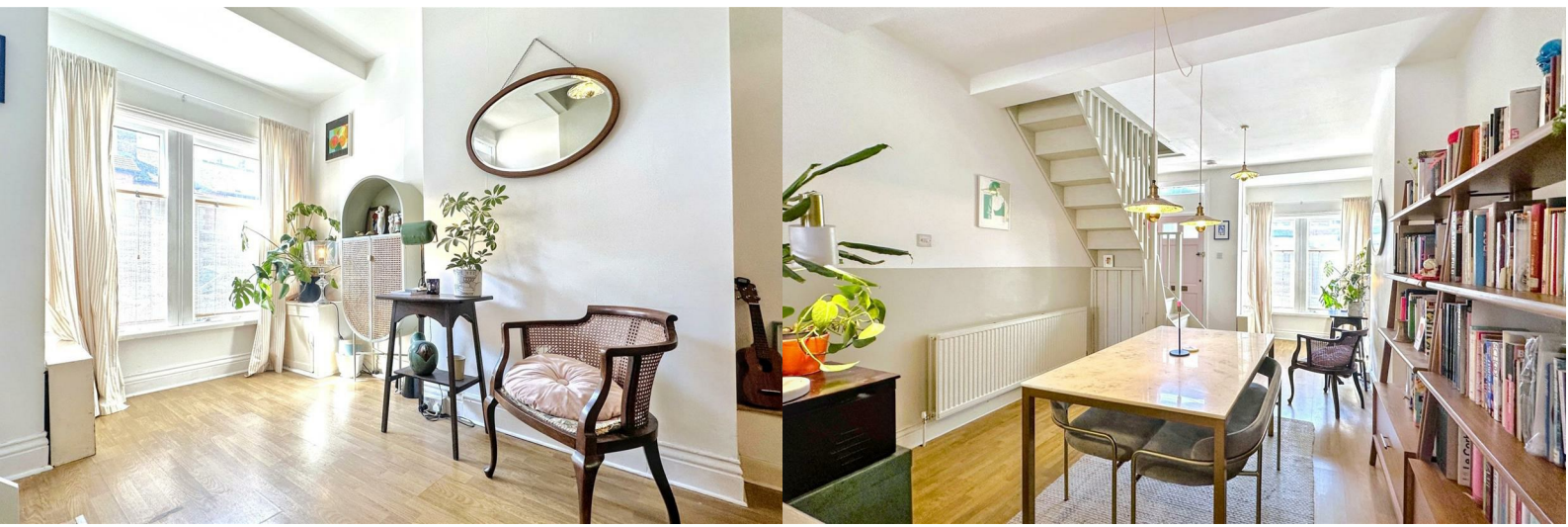




## 35 Oxford Street

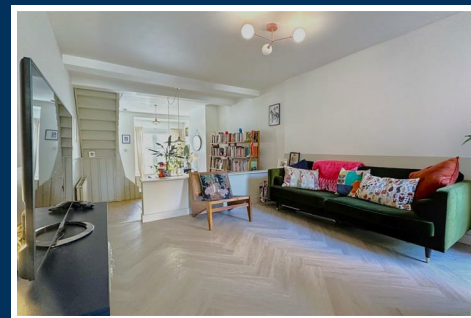
Stirchley, Birmingham, B30 2LH

Offers Over £300,000





**STYLISH & SPACIOUS THREE BEDROOM HOME IN PRIME STIRCHLEY LOCATION – STUNNING KITCHEN & LANDSCAPED GARDEN!** This beautifully presented mid-terrace home has been significantly improved throughout and now boasts a gorgeous new kitchen, landscaped rear garden, and stylish interiors from top to bottom. Perfectly positioned in one of Starchley's most sought-after pockets, it's just a short stroll from the vibrant high street, Bournville's green spaces, and Bournville Station—offering superb links to the QE Hospital, University of Birmingham, and Birmingham City Centre. Inside, you're welcomed by an entrance porch leading into a spacious, multi-level lounge and dining area—ideal for relaxing or entertaining. The heart of the home is the stunning new kitchen, thoughtfully designed with modern living in mind. Step out into the landscaped rear garden, providing a wonderful outdoor space. Upstairs offers two generous double bedrooms and a luxurious family bathroom complete with a walk-in shower and freestanding bath. A further staircase takes you to a fantastic dormer loft room—ideal as a third bedroom, guest room, or dedicated home office. A move-in ready home that effortlessly blends style, space, and location—don't miss your chance to view. Contact our Bournville sales team today – early enquiries are highly recommended!



### Approach

This superbly presented and much improved, three bedroom, period mid terrace is approached via a low maintenance front fore garden with Cotswold stone chippings leading to a double glazed front entry door opening into:

### Entrance Porch

With frosted double glazed windows to the front aspect and painted hardwood front entry door with double glazed window inset opening into:

### Superb Open Plan Split Level Dining/Living Room

30'05" x 11'03" (9.27m x 3.43m )

With exposed feature staircase giving rise to the first floor landing, double glazed bay window to the front aspect, laminate wood effect floor covering, contemporary ceiling light point, central heating radiator and steps leading up to the living area. With double glazed French door giving access to the side return and rear garden, wall mounted contemporary column radiator, ceiling light point, herringbone laminate wood effect floor covering and walkway into:

### En-Larged Kitchen

14'10" x 7'07" (4.52m x 2.31m )

This fully refurbished contemporary kitchen offers a selection of in-built wall and base units with marble work surfaces with integrated induction hob, integrated oven, integrated sink with hot and cold mixer tap, larder cupboard housing Worcester Bosch combination boiler, integrated fridge and freezer, integrated dishwasher, continued laminate herringbone wood effect flooring, two feature wall mounted light points, two ceiling light points, wall

mounted contemporary radiator, two double glazed windows to the side aspect, further double glazed exterior door giving access to the rear garden and blue engineering steps lead down to the rear garden.

### First Floor Accommodation

With open plan staircase giving rise to the first floor landing with over stairs storage area, feature ceiling light point, further light point, central heating radiator, stairs giving rise to the top floor and interior doors opening into:

### Bedroom One

13'6" x 8'4" (4.11 x 2.54)

With double glazed bay window to the front aspect, in-built storage cupboards over stairs providing useful storage, central heating radiator, tongue and groove paneling to walls and ceiling light point.

### Bedroom Two

13'6" x 8'4" (4.11 x 2.54 (4.12 x 2.55))

With double glazed window to rear aspect, ceiling light point and central heating radiator.

### Bathroom

14'09" x 7'0" (4.50m x 2.13m)

A superb four piece bathroom suite comprising walk-in corner entry shower with electric shower over, contemporary wash hand basin on vanity unit with hot and cold mixer tap, free standing bath with hot and cold mixer tap and telephone style attachment, low flush WC, wall mounted heated chrome towel rail, laminate wood effect floor covering, frosted double glazed window to the rear and side respectively, two ceiling light points and loft access point.

### Top Floor Bedroom Three

From the first floor landing turning staircase gives rise to the top floor landing with double glazed window to the rear aspect, ceiling light point and internal door opening into:

#### Bedroom Three

18'05" x 8'6" (5.61m x 2.59m)

With double glazed Velux roof light to the front aspect, further double glazed dormer window to the rear aspect, central heating radiator, ceiling light point and storage to eaves space.

#### Rear Garden

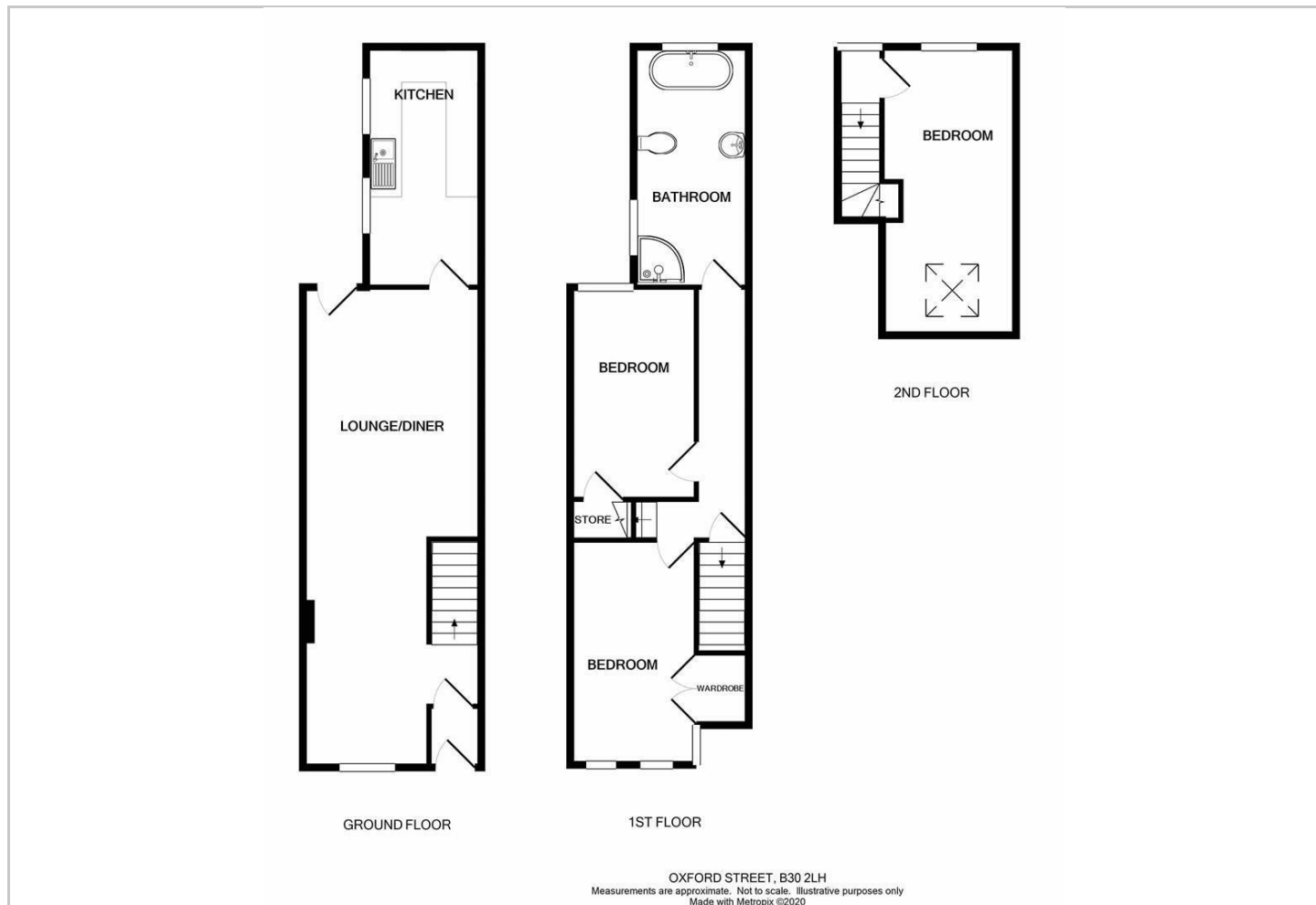
Being accessed from the kitchen or the side return leads to a blue engineering brick side return, tiled patio area suitable for outside entertaining area and leading to the main garden area laid mainly with lawn with raised brick flowerbeds with a varied selection of mature plants, trees and shrubs and being finished with panel fencing to all borders and a rear wooden access gate.







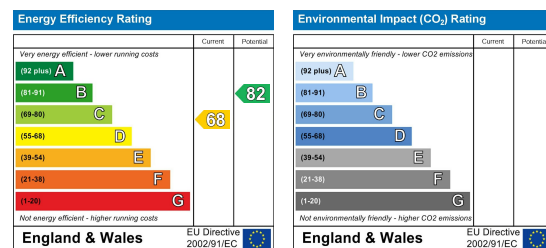
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.