



64 WALLACE ROAD, OLDBURY, WEST MIDLANDS, B69 1HL

£129,950

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LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities and leisure centre, whilst the local major road network provides access to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Birmingham New Road into Newbury Lane, turn right into Wallace Road where the property is situated a distance along as indicated via the agents for sale board.

DESCRIPTION

Offered with 'NO UPWARD CHAIN' this is a 3/4 bedroomed semi detached home convenient for gaining access to M5 motorway, comprising the following accommodation :- On the ground floor is an Entrance hall, spacious lounge, kitchen and downstairs bathroom. First floor provides landing, 3 bedrooms and additional box room/study, and outside is a pleasant good sized rear garden. Maj DG & GCH. EPC rating E.

Entrance Hall

Staircase rising to the first floor, radiator, understair storage cupboard and doors off to all Ground floor accommodation :-

Lounge 14' 11"(max) x 12' 10" (into bay)(4.54m x 3.91m)

Double glazed bay window to the front, and radiator.

Kitchen 14' 0"(max) x 8' 10"(max) (4.26m x 2.69m)

Double glazed window to the rear, radiator, base units, rolled top work surface areas, 2 single wall cupboards, one and a half bowl single drainer sink with mixer tap, central heating boiler, complimentary tiling to the walls, and door to the rear garden.

Downstairs Bathroom 6' 9" x 5' 4" (2.06m x 1.62m)

Double glazed window to the rear, single glazed window to the side, heated towel rail, and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

First Floor Landing

Single glazed window to the side, loft access, and doors off to all First Floor Accommodation.

Bedroom One 12' 11"(max) x 11' 0"(max) (3.93m x 3.35m)

Double glazed window to the front, and radiator.

Bedroom Two 12' 11"(max) x 8' 10"(max) (3.93m x 2.69m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 11"(max) x 7' 10"(max) (2.41m x 2.39m)

Double glazed window to the front and radiator.

Box Room 7' 11" x 5' 5" (2.41m x 1.65m)

Double glazed window to the rear and radiator.

Outside

Front

Foregarden and pathway leading to the accommodation.

Rear Garden

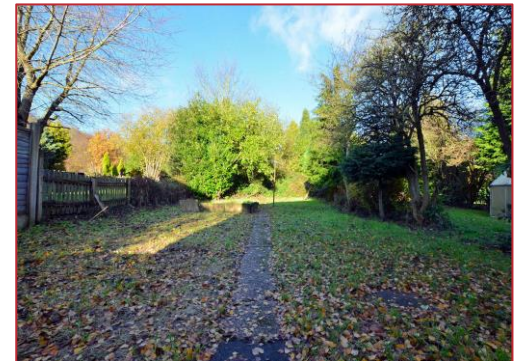
Good sized rear garden with patio, and lawn/garden area.

Property Related Services

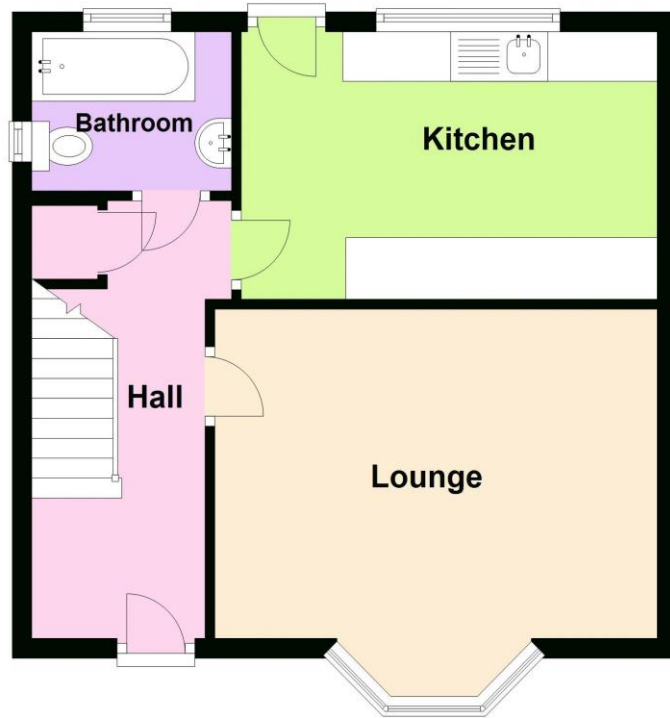
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Tenure

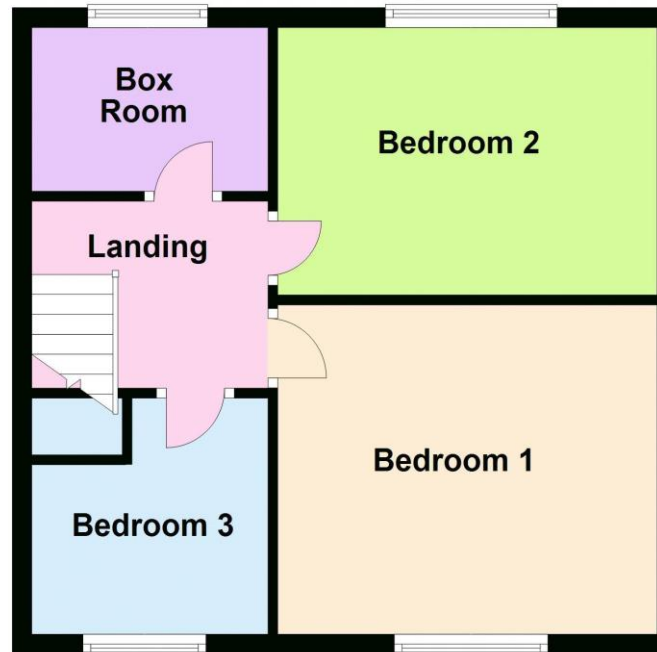
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
		79		78	
	53			49	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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