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homes

80 BROADWAY, OLDBURY, WEST MIDLANDS, B68 9DH

£225,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, amenities, schools and bus route, whilst Warley Woods is just a short distance away. Direct access onto Wolverhampton Road enables commuting into Birmingham City Centre, M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Broadway where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented, extended 3 bedroomed semi detached home set within this popular location, offering spacious living accommodation, set back behind a drive providing off road parking and briefly comprising :- On the ground floor is an entrance vestibule, study and store (previously garage but currently sub-divided), hall, spacious lounge, dining room, extended and re-fitted kitchen (with integral oven/hob), and utility. First floor providing 3 double bedrooms and bathroom. Outside is a pleasant rear garden. Majority double glazing and gas radiator heating. EPC rating tbc.

Entrance Vestibule

Door to the rear garden, door to Hall and further door to :-

Previously Garage

Currently sub divided and comprising :-

Store/Hobby Room 7' 11" x 5' 1" (2.41m x 1.55m)

Work surface area, base unit, shelving and door to :-

Study 7' 11" x 6' 5" (2.41m x 1.92m)

Work surface area

Hall

Radiator, staircase rising to the first floor, and doors off to :-

Downstairs WC

Single glazed window, low level flush wc and wash handbasin

Lounge 16' 9" x 11' 2" (max) (5.10m x 3.40m)

Single glazed bow window to the front, radiator, attractive feature fire surround with hearth housing inset coal effect living flame gas fire.

Dining Room 11' 1" x 8' 0" (3.38m x 2.44m)

Radiator and archway leads through to :-



Extended and Re-Fitted Kitchen 10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to the rear, radiator, range of base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, ceiling spot lights, and complimentary tiling to the walls.

Utility 9' 4" x 6' 4" (2.84m x 1.93m)

Double glazed window to the rear, base units, work surface area, wall cupboards, complimentary tiling to the walls, built in understair storage cupboard housing the central heating boiler and double glazed door to the side providing access to the rear garden.

First Floor Landing

Double glazed window to the rear, loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 1" x 10' 8" (4.29m x 3.25m)

Double glazed window to the front and radiator.

Bedroom Two 10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to the rear. Radiator.

Bedroom Three 10' 11" (into door recess) x 8' 5" (max) (3.32m x 2.56m)

Double glazed window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

Double glazed window to the side, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area and shrubbed border.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

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.



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



