



**humberstones**  
homes

63 EDMONDS ROAD, OLDBURY, WEST MIDLANDS, B68 9AT  
**£185,000**





### LOCATION

The property is situated within this established neighbourhood and is handy for local shopping facilities, whilst Warley Woods/Golf Course is just a short distance away. The property can be located turning off Pottery Road into Edmonds and is situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a considerably improved and well presented, spacious 3 bedroomed semi detached home with off road parking, and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, re-fitted breakfast kitchen (with integral oven/hob and microwave, integrated fridge and freezer). Rear lobby having downstairs wc off. First floor provides 3 bedrooms and Super re-fitted bathroom. Outside is a pleasant good sized rear garden. DG & GCH. EPC rating D.

### Porch

Front door leads to :-

### Entrance Hall

Staircase rising to the first floor, and door leads through to :-

### Lounge 14' 0"(max) x 13' 2"(into bay) (4.26m x 4.01m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth housing inset coal effect living flame gas fire, coving, dado rail and door leads to :-

### Re-Fitted Breakfast Kitchen 17' 1"(max) x 9' 11"(max) (5.20m x 3.02m)

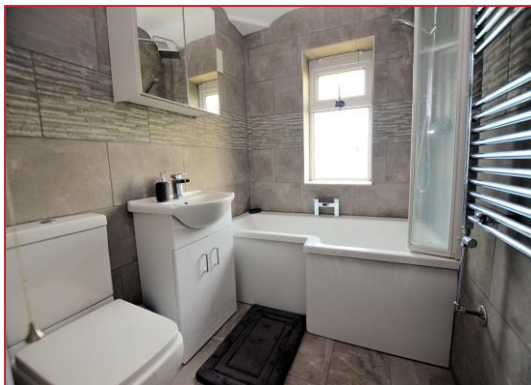
Double glazed window to the rear, radiator, fine range of base units, work surface area, one and a half bowl single drainer sink with ornate mixer tap, concealed gas central heating boiler, integral oven, microwave, 4 ring electric hob and cooker hood above, integrated fridge and freezer, ceiling spot lights, useful storage area and door leads to :-

### Rear Lobby

Double glazed door to the rear garden, and further door leads to :-

### Downstairs WC

Double glazed window to the rear, heated towel rail, WC and wash handbasin.



### First Floor Landing

Double glazed window to the side, loft access (pull down ladder to boarded loft). Doors off to all First Floor Accommodation.

### Bedroom One 14' 0"(into bay and to back of wardrobe) x 9' 1"(plus door recess) (4.26m x 2.77m)

Double glazed bay window to the front, radiator, fitted storage unit to bay, fitted wardrobes with mirrored sliding doors, hanging rail and storage.

### Bedroom Two 11' 4"(max) x 9' 11" (3.45m x 3.02m)

Double glazed window to the rear providing pleasant distant views of the surrounding area. Radiator.

### Bedroom Three (L-shaped) 8' 9"(max) x 7' 9"(max) (2.66m x 2.36m)

Double glazed window to the front, radiator, built in storage cupboard.

### Super Re-Fitted Bathroom 6' 10" x 5' 4" (2.08m x 1.62m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Feature bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

### Outside

### Front

Drive providing off road parking and leading to the accommodation

### Rear Garden

Pleasant good sized rear garden with patio, garden area and side access gate.

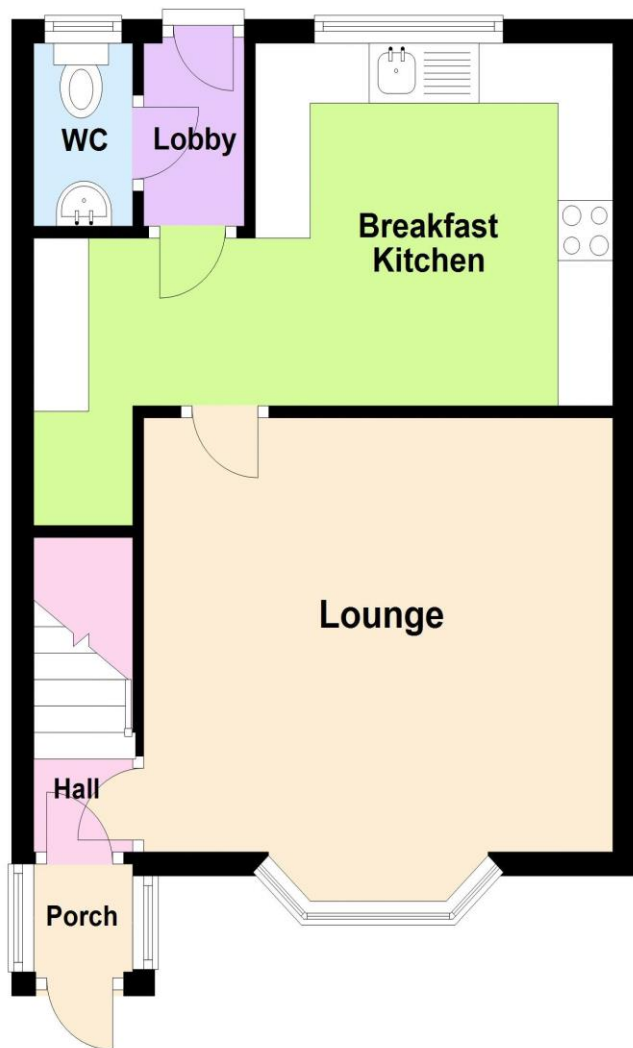
### Property Related Services

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.

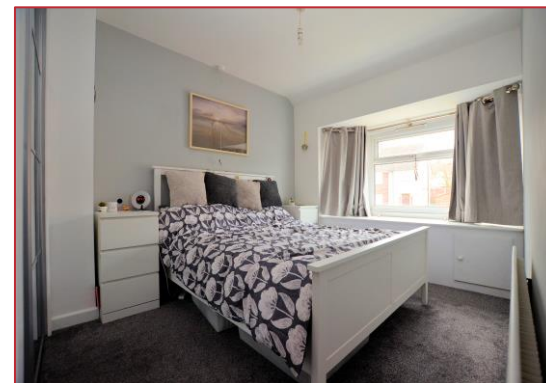
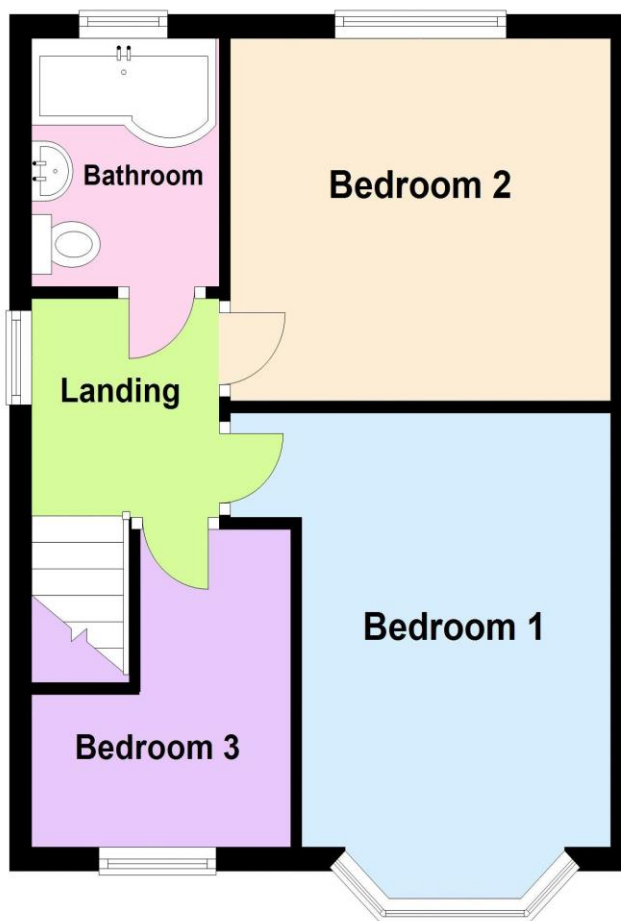
### Tenure

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.

## Ground Floor



## First Floor



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-----------|--|-----------|
| Current                                     | Potential | Current  | Potential |
| Very energy efficient - lower running costs |           |  |           |
| (92-100) <b>A</b>                           |           | (92-100) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                               | 86        |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                               |           |
| (55-68) <b>D</b>                            | 68        | (55-68) <b>D</b>                               | 65        |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                               |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                               |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                |           |
| Not energy efficient - higher running costs |           |  |           |
| England, Scotland & Wales                   |           | England, Scotland & Wales                      |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                        |           |

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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