



44 STANLEY ROAD, OLDBURY, WEST MIDLANDS, B68 0EQ
Offers in Excess of £280,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, schools and bus route, whilst access onto Hagley Road West enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located turning off Hagley Road West into Stanley Road and is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious semi detached home, having been vastly extended to provide flexible family living accommodation, set within this popular location, and having a drive providing off road parking. The property comprises the following accommodation :- On the ground floor is a porch, entrance hall, downstairs shower room, sitting room, lounge opening to extended and fitted dining kitchen (with breakfast area) and utility. First floor provides 4 bedrooms and bathroom. Outside is a pleasant rear garden. Double Glazed and gas radiator heating. EPC rating D.

Porch

Front door leads to :-

Entrance Hall

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

Downstairs Shower Room 8' 2" x 6' 11" (2.49m x 2.11m)

Double glazed window to the front, radiator, low level flush wc, pedestal wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Sitting Room 14' 4'(into bay)' x 10' 3"(max) (4.37m x 3.12m)

Double glazed bay window to the front, radiator, and laminated style floor.

Lounge 13' 4"(max) x 11' 11"(max) (4.06m x 3.63m)

Radiator, laminated style floor, feature fire surround with hearth and archway leads through to :-



Extended, Fitted Dining Kitchen (L-shaped) 22' 1"(max overall) x 15' 5"(max) (6.73m x 4.70m)

2 Double glazed windows to the rear, 2 radiators, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer and dishwasher, complimentary tiling to the walls, double glazed door to the rear, additional double glazed double opening doors onto the rear garden and further door leads to :-

Utility 7' 2" x 5' 7" (2.18m x 1.70m)

Radiator, base unit, work surface area, single drainer sink with mixer tap, plumbing for washing machine, and complimentary tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 11"(into bay) x 10' 6"(max) (4.54m x 3.20m)

Double glazed bay window to the front, radiator.

Bedroom Two 12' 0"(max) x 11' 9" (3.65m x 3.58m)

Double glazed window to the rear and radiator.

Bedroom Three 10' 8" x 7' 3" (3.25m x 2.21m)

Double glazed window to the front. Radiator

Bedroom Four 7' 4" x 5' 10" (2.23m x 1.78m)

Double glazed window to the front, and radiator.

Bathroom 8' 2"(max) x 7' 9" (2.49m x 2.36m)

Double glazed window to the rear, radiator, and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Front

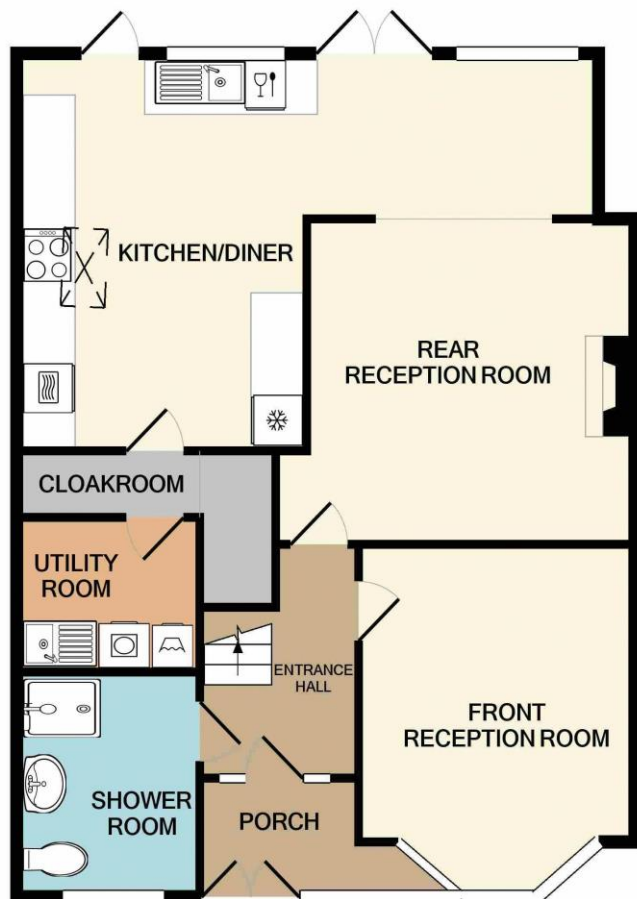
Drive providing off road parking and leading to the accommodation.

Rear Garden

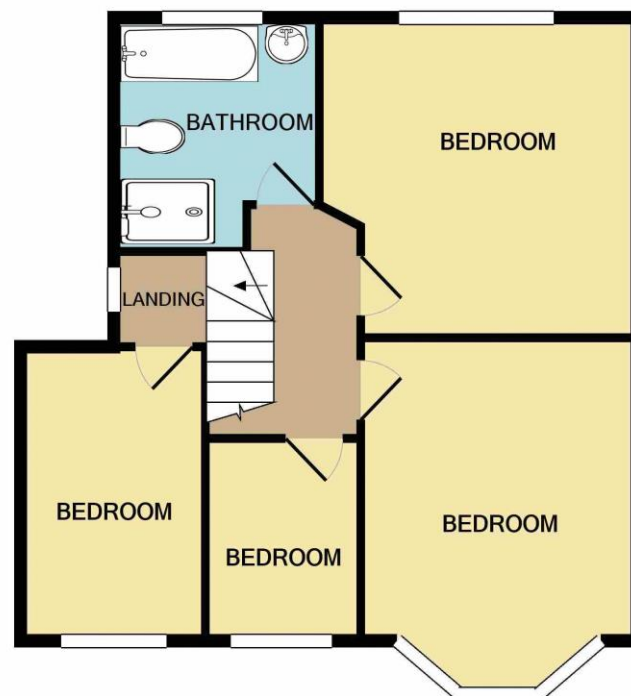
Pleasant rear garden with patio, lawn area, shrubbed border, and additional lawn area at the rear.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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