



**humberstones**  
homes

32 OLD COLLEGE AVENUE, OLDBURY, WEST MIDLANDS, B68 8BG  
**£205,000**





### LOCATION

The property occupies a pleasant position upon this popular development and is handy for local amenities and facilities, whilst the local major road network enables commuting to M5 motorway (J2) and further to the surrounding area. The property can be located turning off Wolverhampton Road into Pound Road, turn left into Brook Road and left again onto Old College Avenue, bear round to the right and the property is situated a distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

The property is a spacious and modern, 3 bedroomed semi detached home upon this popular development, briefly comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge and super fitted dining kitchen (having integral oven/hob and integrated fridge/freezer and dishwasher). First floor provides 3 good sized bedrooms (master with shower room en-suite), house bathroom. Outside is a drive providing off road parking, and pleasant rear garden. Double glazed and gas radiator heating. EPC rating C.

### Entrance Hall

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

### Downstairs WC

Double glazed window to the rear, radiator, low level flush wc and wash handbasin.

### Lounge 18' 0"(into bay) x 9' 9"(max) (5.48m x 2.97m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset fire, double glazed double opening doors onto the rear garden.

### Dining Kitchen 15' 1"(max) x 12' 10"(max) (4.59m x 3.91m)

Double glazed window to the front, radiator, range of base units, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer, integral dishwasher, and double glazed window to the rear.



### First Floor Landing

Double glazed window to the front, built in store/airing cupboard, and doors off to :-

### Bedroom One 10' 4"(max) x 10' 2"(max) (3.15m x 3.10m)

Double glazed window to the front, radiator, loft access and door leads through to :-

### Shower Room En-Suite 7' 5" x 4' 7"(max) (2.26m x 1.40m)

Double glazed window to the rear, heated towel rail and suite comprising :- Low level flush wc, pedestal wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Bedroom Two 13' 0"(into recess) x 7' 4" (3.96m x 2.23m)

Double glazed window to the rear. Radiator

### Bedroom Three 9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed window to the front, and radiator.

### House Bathroom 6' 6" x 6' 4" (1.98m x 1.93m)

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

### Outside

### Front

Lawn foregarden, pathway, and drive at the side providing off road parking.

### Rear Garden

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

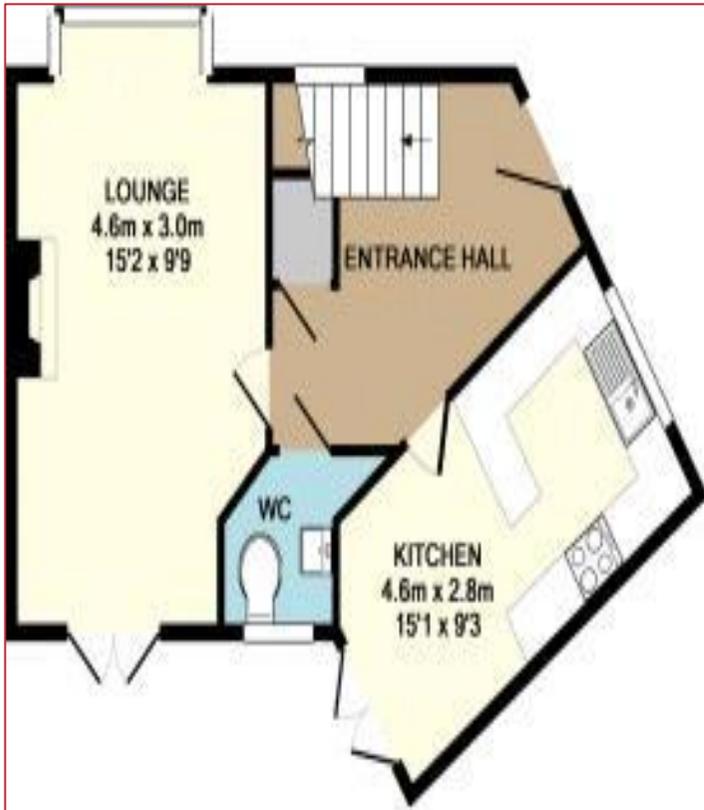
### Property Related Services

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.

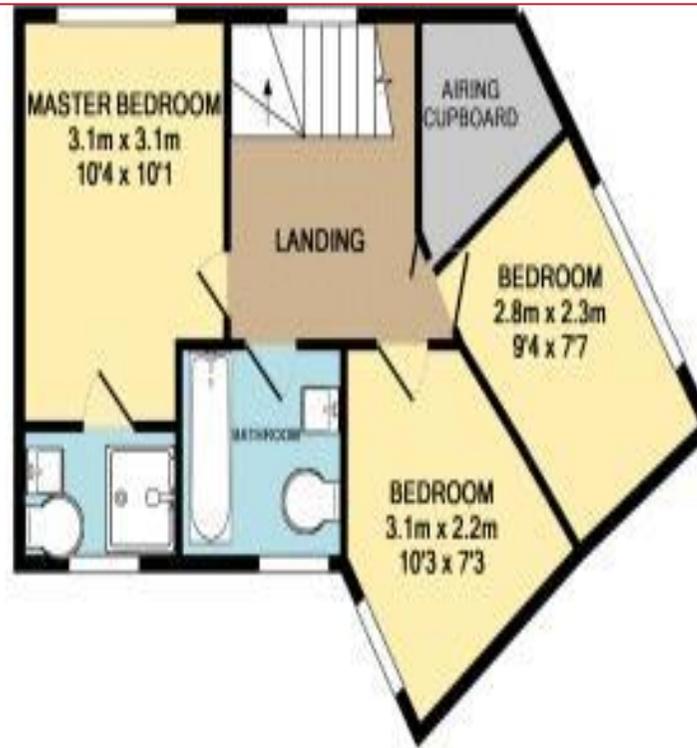
### Tenure

The agents are advised that the property is freehold. The vendors advise there is a service charge of £100 pa for upkeep of the development. 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  
APPROX. FLOOR  
AREA 38.8 SQ.M.  
(417 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.2 SQ.M.  
(401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (818 SQ.FT.)

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
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			
EU Directive 2002/91/EC England, Scotland & Wales		EU Directive 2002/91/EC England, Scotland & Wales	

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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