



humberstones
homes

52 LEWIS ROAD, OLDBURY, WEST MIDLANDS, B68 0PW
£195,000





LOCATION

Lewis Road can be found in the residential area of Oldbury close to its border with Quinton, with great access to the Hagley Road West and in turn to local shops & businesses as well as bus routes into Birmingham City Centre and motorway access at Junction 3 of the M5. The property itself is accessed by turning off Hagley Road West into Kingsway then second right into Lewis Road where the property can be found on the left hand side.

DESCRIPTION

This is a much improved and well presented extended semi detached home which has most recently undergone a number of improvements including a brand new kitchen and bathroom, new carpeting and redecoration throughout. It comprises on the ground floor of an entrance porch, entrance hall, 24ft lounge diner, separate study and 16ft breakfast kitchen. On the first floor is a landing, three bedrooms and bathroom. To the front there is a driveway with off road parking and to the rear a good sized garden not overlooked from the rear. The property benefits from gas central heating (combi boiler) & UPVC double glazing. EPC Rating: D

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having laminate flooring, wall light point and part glazed wooden door to entrance hall.

Entrance Hall

Side Facing - Having laminate flooring, single panel radiator, ceiling light point, understairs store, stairs to first floor and doors to lounge/diner and kitchen.

Lounge/Diner 24' 7" max x 10' 6" max (7.49m x 3.20m)

Dual Aspect - Having feature fire surround, laminate flooring, two single panel radiators, two wall light points, two ceiling light points and patio door to study.

Study 8' 2" x 7' 2" (2.49m x 2.18m)

Rear Facing - Having laminate flooring, single panel radiator, two wall light points and patio door to rear garden.

Breakfast Kitchen 16' 0" x 7' 0" (4.87m x 2.13m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, space for fridge freezer, wall mounted Worcester Bosch combination gas central heating boiler, tiled flooring, double panel radiator, two ceiling light points and door to rear garden.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom One 11' 0" x 9' 6" (3.35m x 2.89m)

Rear Facing - Having fitted wardrobes, laminate flooring, single panel radiator and ceiling light point.

Bedroom Two 10' 6" x 10' 4" (3.20m x 3.15m)

Front Facing - Having fitted wardrobes laminate flooring, single panel radiator and ceiling light point.

Bedroom Three 8' 0" x 6' 7" (2.44m x 2.01m)

Rear Facing - Having laminate flooring, single panel radiator and ceiling light point.

Bathroom

Side Facing - Having suite comprising paneled bath, low level wc, pedestal wash hand basin tiling, heated towel rail and ceiling light point.

Frontage

Having block paved driveway providing off road parking for more than one vehicle and gated pedestrian access to the rear garden.

Rear Garden

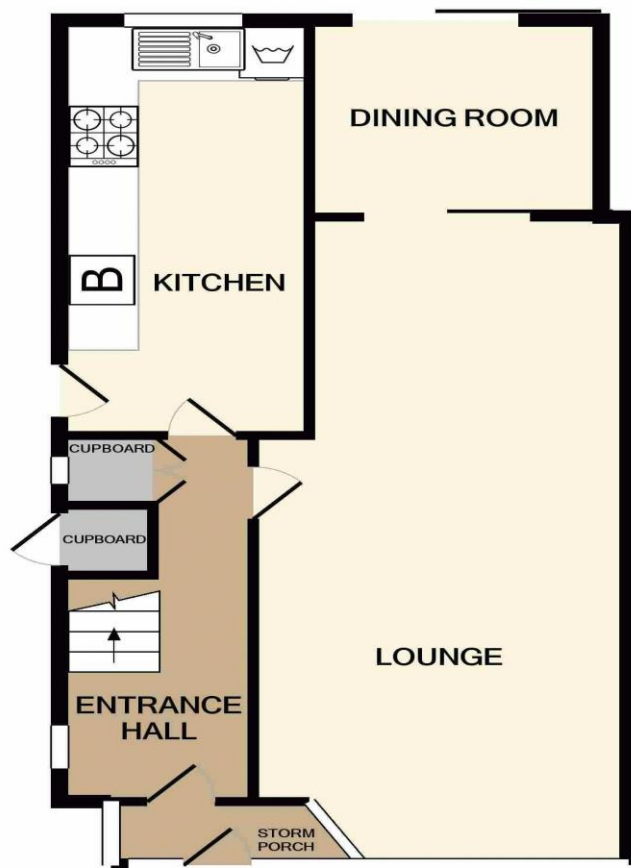
Not overlooked from the rear this is a good sized space with paved patio area and steps up to the remainder which is predominantly laid to lawn.

Tenure

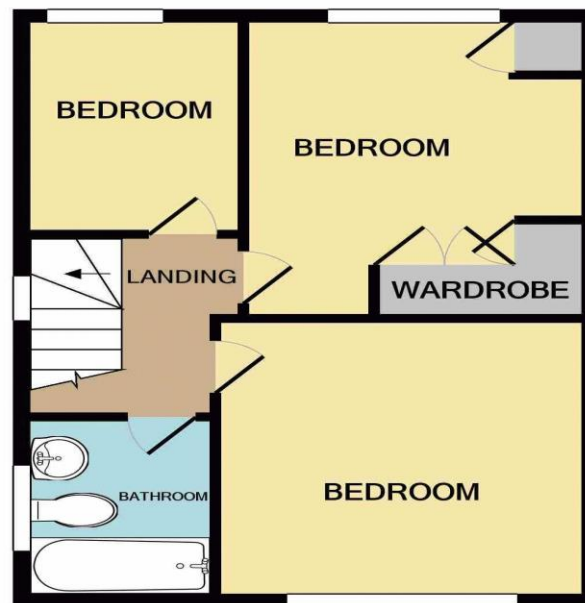
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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