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5 EVA ROAD, OLDURY, B68 9PQ  
**£160,000**







### LOCATION

The property is situated within this convenient location, and is handy for local shopping facilities, amenities and schools, whilst Warley Woods/Golf course is just a short distance away. The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off George Road into Hill Top Road, turn right at the island and continue along Hill Top Road, which then runs into Eva Road where the property is situated on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is an improved and well presented 3 bedroomed mid terrace home offering good sized living accommodation, convenient for local amenities, set back behind a foregarden and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, and re-fitted kitchen (with integral oven/hob and integrated fridge and washing machine), inner vestibule area and downstairs wc. First floor offers 2 double bedrooms, L shaped Bed 3/Box room, bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating D.

#### Entrance Hall

Radiator, staircase with handrail rising to the first floor, and door leads through to :-

#### Lounge 12' 11"(plus storage cupboard) x 11' 7"(max) (3.93m x 3.53m)

Double glazed window to the front, radiator, USEFUL UNDERSTAIR STORAGE CUPBOARD, and door leads through to :-

#### Re-Fitted Kitchen 12' 10"(max) x 10' 0"(max) (3.91m x 3.05m)

Double glazed window to the rear, base units, work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge, and washing machine, concealed central heating boiler, complimentary tiling to the walls, double glazed door to the rear garden, and further door leads through to :-

#### Inner Vestibule Area

Door leads to :-

#### Downstairs WC



Double glazed window to the rear, and WC.

#### First Floor Landing

Loft access, built in storage cupboard and doors off to all First Floor Accommodation.

#### Bedroom One 12' 11"(max) x 10' 5"(max) (3.93m x 3.17m)

Double glazed window to the rear, and radiator.

#### Bedroom Two 11' 7"(max) x 8' 11"(plus recess) (3.53m x 2.72m)

Double glazed window to the front. Radiator.

#### Bedroom Three/Box Room (L-shaped) 9' 2"(max) x 8' 10"(max) (2.79m x 2.69m)

Double glazed window to the front, and 2 built in storage cupboards.

#### Bathroom 7' 2" x 4' 7" (2.18m x 1.40m)

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

### Outside

#### Front

Foregarden and pathway leading to the accommodation.

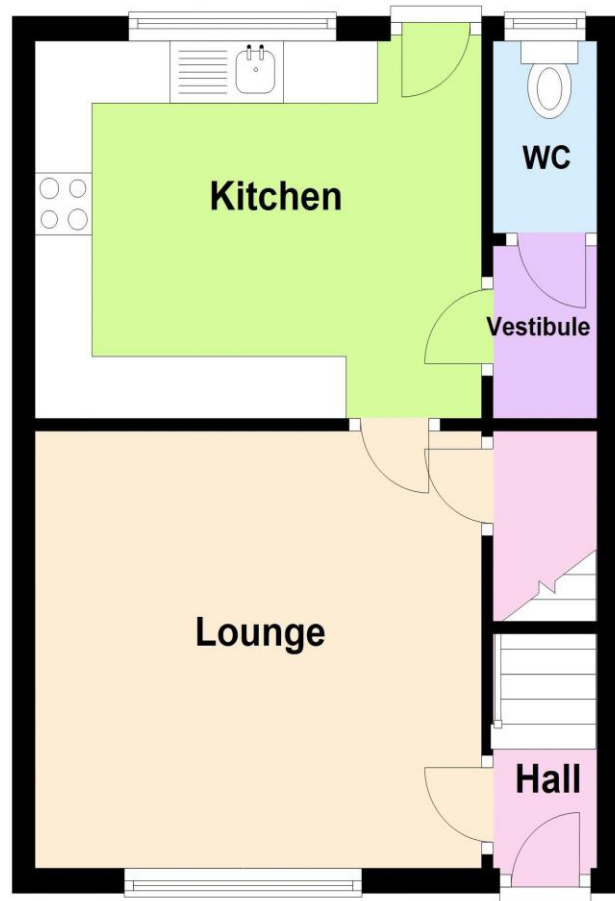
#### Rear Garden

Pleasant good sized rear garden with patio, lawn area, and access to shared side entry.

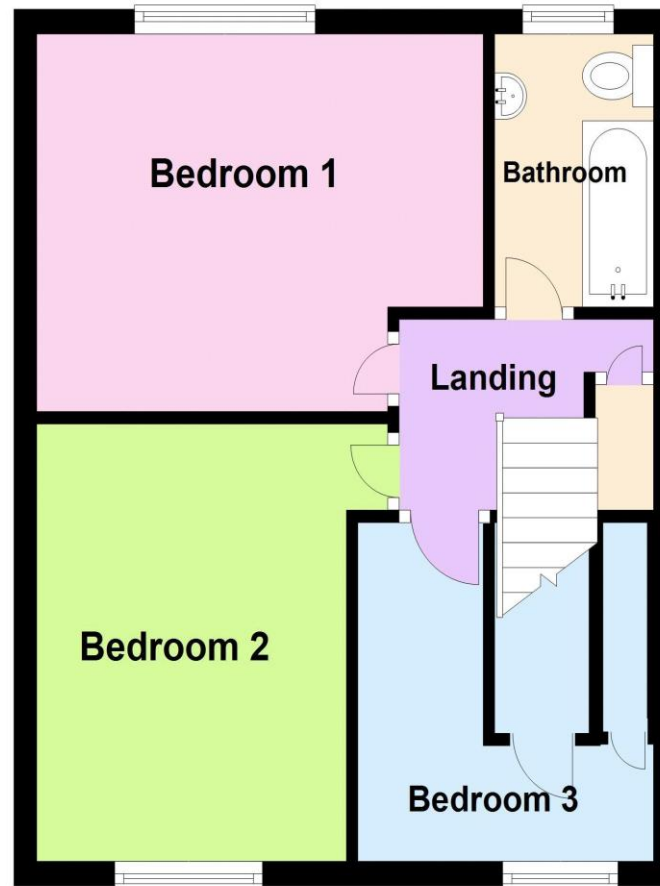
### Property Related Services

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



## 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>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(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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