



**humberstones**  
homes

41 EDMONDS ROAD, OLDBURY, WEST MIDLANDS, B68 9AT  
**£182,000**







### LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities and amenities whilst Warley Woods is just a short distance away. Access onto Wolverhampton Road enables commuting into Birmingham City Centre, M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Pottery Road into Edmonds Road and is situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a good sized semi detached family home which offers an ideal purchase for f.t.b and is situated within this popular neighbourhood with Warley Woods just a short distance away. Set back behind a drive providing off road parking, the property comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge, re-fitted kitchen with utility area, and downstairs wc. First floor provides 3 bedrooms and bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating tbc.

#### Entrance Hall

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

#### Lounge 13' 10"(max) x 13' 7"(max) (4.21m x 4.14m)

Double glazed window to the front, radiator, wall mounted fire and door leads to :-

#### Re-Fitted Kitchen 17' 0"(max) x 10' 0"(max) (5.18m x 3.05m)

Double glazed window to the rear, heated towel rail, base units, work surface area, circular bowl single drainer sink with mixer tap, gas cooker point, breakfast bar, plumbing for washing machine, complimentary tiling to the walls, double glazed door to the rear garden and further door leads through to :-

#### Downstairs WC

Double glazed window to the side, wash handbasin, low level flush wc, and door to :- Useful built in storage cupboard housing the central heating boiler.

#### First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

#### Bedroom One 13' 8"(max) x 8' 5"(plus door recess) (4.16m x 2.56m)

Double glazed window to the rear, radiator.

#### Bedroom Two 11' 4"(max) x 10' 0"(max) (3.45m x 3.05m)

Double glazed window to the rear and radiator.

#### Bedroom Three (L-shaped) 8' 10"(max) x 8' 5"(max) (2.69m x 2.56m)

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

#### Bathroom 7' 0" x 5' 6" (2.13m x 1.68m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath with shower over, wc, wash handbasin, and complimentary tiling to the walls.

### Outside

#### Front

Drive providing off road parking, foregarden and leading to the accommodation :-

#### Rear Garden

Pleasant good sized rear garden with patio, decking area, lawn, pathway, and further rear patio area.

### 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.



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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