



humberstones
homes

152 CASTLE ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0EJ
£240,000





LOCATION

The property is situated within this popular neighbourhood and is handy for local shopping facilities, amenities and schools, whilst Nearby Hagley Road West enables commuting into Birmingham City Centre, and Wolverhampton Road provides access to M5 motorway (J2) and further to the surrounding area. The property can be located turning off Wolverhampton Road into Albert Road, then 2nd right into Castle Road West where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious, extended and well presented 3 bedroomed semi detached home in popular, convenient location, with off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, and extended fitted kitchen. First floor provides 3 bedrooms and bathroom. Outside is a shared drive at the side leading to Garage, and pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating D.

Porch

Front door leads to :-

Entrance Hall

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

Lounge 12' 7" x 10' 7" (max) (3.83m x 3.22m)

Radiator, feature fire surround with hearth housing inset coal effect living flame fire, coving, and double glazed double opening doors onto the rear garden.

Dining Room 14' 2" (into bay) x 11' 8" (max) (4.31m x 3.55m)

Double glazed bay window to the front, radiator, coving and attractive feature fireplace with hearth housing inset coal effect fire.

Extended Kitchen 17' 8" (max) x 6' 9" (5.38m x 2.06m)

Double glazed window to the side, radiator, range of base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, breakfast bar, complimentary tiling to the walls, and double glazed door to the rear garden.

First Floor Landing

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

Bedroom One 14' 5" (into bay) x 10' 9" (to back of wardrobe) (4.39m x 3.27m)

Double glazed bay window to the front, radiator, and fitted wardrobes.

Bedroom Two 12' 7" x 10' 7" (max) (3.83m x 3.22m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to the front, and radiator.

Bathroom 9' 0" x 6' 8" (2.74m x 2.03m)

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

Outside

Front

Drive providing off road parking, shared drive at the side.

Garage 15' 8" x 9' 2" (4.77m x 2.79m)

Up and over door and door to Rear Garden.

Rear Garden

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

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.

Kitchen

Lounge

Dining Room

Hall

Porch

Bathroom

Bedroom 1

Landing

Bedroom 2

Bedroom 3



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England, Scotland & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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