



humberstones
homes

44 EDMONDS ROAD, OLDBURY, WEST MIDLANDS, B68 9AX

£160,000





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 on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Well maintained semi detached family home which offers an ideal purchase for first time buyers and is situated within this popular neighbourhood with Warley Woods just a short distance away and has no upward chain. Set back behind a drive providing off road parking, the property briefly comprises on the ground floor of entrance hall, lounge, kitchen/diner and downstairs wc. At first floor level there are three bedrooms and shower room. Externally to the rear there is a low maintenance garden with sunny aspect. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating: D

Upvc part glazed door leads to Entrance Hall

Entrance Hall

Having double panel radiator, wall light point, stairs to first floor landing and door to lounge.

Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Front Facing - Having feature fire surround with gas fire, double panel radiator, two wall light points, ceiling light point, understairs store and door to kitchen/diner

Kitchen/Diner 13' 10" x 10' 0" (4.21m x 3.05m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, cooker recess, space for fridge freezer, plumbing for washing machine, double panel radiator, ceiling light point door to rear garden and inner hallway.

Downstairs WC

Rear Facing - Having low level wc, laminate tiled floor, single panel radiator, extractor and ceiling light point.



First Floor Landing

Side Facing - Having doors to bedrooms and shower room, ceiling light point and access to loft space.

Bedroom One 11' 5" x 10' 0" (3.48m x 3.05m)

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

Bedroom Two 12' 2" x 8' 4" (3.71m x 2.54m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Three 8' 9" x 8' 7" (2.66m x 2.61m)

Front Facing - 'L' Shaped, with cupboard over stair bulkhead housing combination gas central heating boiler, single panel radiator and ceiling light point.

Shower Room

Rear Facing - Having low level wc, shower cubicle with electric shower, pedestal wash hand basin, vinyl flooring, single panel radiator, tiled walls and ceiling light point.

Frontage

Having tarmac driveway providing off road parking and low maintenance frontage with side access and covered space at the side of the property.

Rear Garden

Low maintenance enclosed garden with paved patio area and sunny aspect.

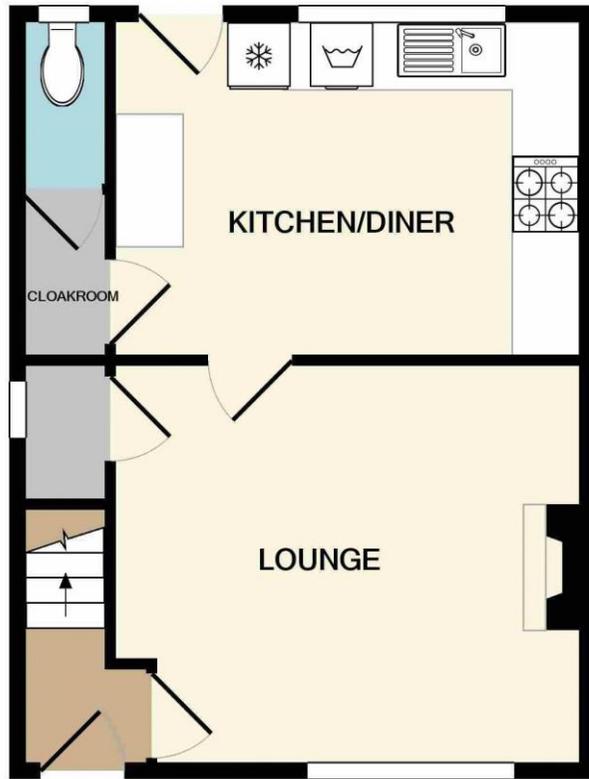
Tenure

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.

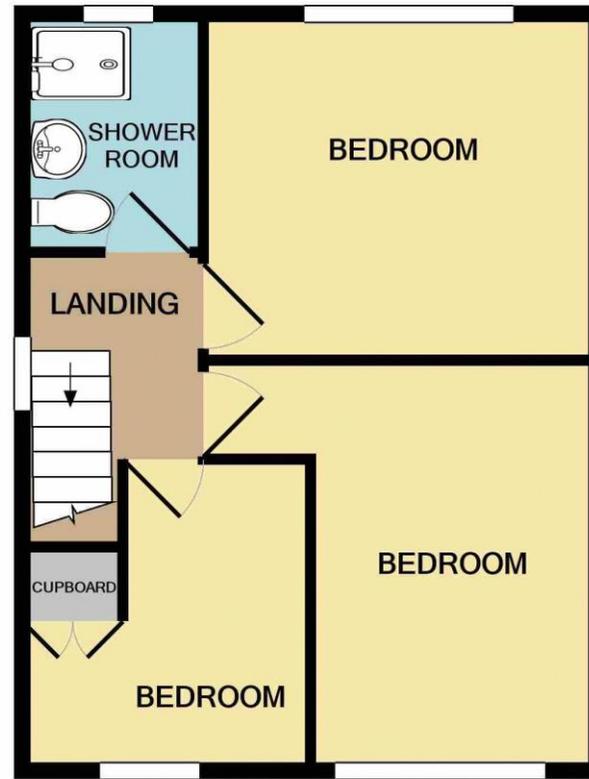
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GROUND FLOOR



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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