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homes

40 FERGUSON ROAD, OLDBURY, WEST MIDLANDS, B68 9SB

£180,000





LOCATION

The property occupies a pleasant position within this convenient, established neighbourhood and is handy for local shopping facilities and amenities, whilst West Smethwick Park 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 Warley Road into St. Johns Road, turn right into Ferguson Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This considerably improved and well presented 3 bedroomed terraced home offers spacious, flexible living accommodation, and is set back behind a foregarden leading to the accommodation :- On the ground floor is a porch, open plan, re-fitted dining kitchen, spacious lounge, conservatory and re-fitted bathroom. On the first floor are 3 beds (original master currently sub divided to provide bedroom and study/dressing room/potential bed 4). Outside is a superb, large pleasant rear garden. Double glazed and gas radiator heating. EPC rating tbc.

Porch

Single glazed Front door leads through to:-

Open Plan Re-fitted Dining Kitchen 12' 7"(max) x 12' 3" (3.83m x 3.73m)

Staircase rising to the first floor, Double glazed window to the front, double glazed window to the side, 2 radiators, range of base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, electric cooker point and cooker hood above, doors off to Conservatory, Bathroom, and further door leads to :-

Lounge 16' 11" x 11' 8"(max) (5.15m x 3.55m)

Double glazed window to the front, radiator, built in storage cupboard and double opening doors lead through to :-

Conservatory 11' 8" x 9' 0" (3.55m x 2.74m)

Double glazed windows looking over the rear garden, radiator and double glazed double opening doors to the rear.

Re-Fitted Downstairs Bathroom (L-Shaped) 8' 6"(max) x 8' 0"(max) (2.59m x 2.44m)

Double glazed window to the rear, radiator, double glazed window to the side, central heating boiler and suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

First Floor Landing

Double glazed window to the rear, radiator and doors off to :-

Bedroom One 10' 8"(plus recess) x 8' 5"(plus door recess) (3.25m x 2.56m)

Double glazed window to the front, and radiator.

Bedroom Two 11' 10"(max) x 7' 6"(max) (3.60m x 2.28m)
(Originally master bedroom, currently subdivided) with double glazed window to the rear, radiator and door leads through to :-

Dressing Room/Study/Potential Bed 4 11' 11" x 4' 8" (3.63m x 1.42m)

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

Bedroom Three 8' 9" x 8' 2" (2.66m x 2.49m)

Double glazed window to the rear, and radiator.

Outside

Front

Foregarden leading to the accommodation.

Rear Garden

Superb feature of the property offering large, pleasant rear garden having patio, lawn area, and 2 useful garden stores.

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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