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homes

22 GOODWYN AVENUE, OLDBURY, WEST MIDLANDS, B68 0ES  
**£235,000**







#### LOCATION

Goodwyn Avenue is a popular residential cul-de-sac set within the Oldbury area just off Wolverhampton Road and handy for Warley Woods/Golf Course. Local shopping facilities and amenities are nearby, and access to BOTH Hagley Road and Wolverhampton Road enables access into Birmingham City Centre, M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Castle Road West, second left into Birch Road, and second right into Goodwyn Avenue where the property is situated on the right hand side.

#### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a very good sized 3 bedroomed semi detached home occupying a pleasant cul-de-sac position within this popular location, and providing the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dinignroom, kitchen, utility area and conservatory. First floor offers 3 good sized bedrooms and bathroom. Outside is a drive providing off road parking, garage and pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating tbc.

#### Porch

Front door leads to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

#### Lounge 14' 7"(into bay) x 11' 7"(max) (4.44m x 3.53m)

Double glazed bay window to the front, and radiator.

#### Dining Room 11' 10" x 8' 8" (3.60m x 2.64m)

Double glazed window to the rear, radiator and door leads through to :-

#### Kitchen 11' 11"(max) x 11' 10"(max) (3.63m x 3.60m)

Double glazed window to the side and rear, radiator, base units, work surface area, display cabinets, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls, built in store/pantry and door leads to :-

#### Rear Vestibule

Built in storage cupboard, door to Garage and leading to :-

#### Utility Area

Opening through to :-

#### Conservatory 10' 2" x 6' 10" (3.10m x 2.08m)

Electric heater, double glazed windows looking over the rear garden and double glazed door to the rear garden.



#### First Floor Landing

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

#### Bedroom One 11' 11" x 10' 6"(plus recess) (3.63m x 3.20m)

Double glazed window to the rear, radiator and door leads to :-

#### Shower En-Suite 5' 3" x 2' 10" (1.60m x 0.86m)

Shower and tiling to the walls.

#### Bedroom Two 12' 8"(max) x 10' 10"(plus recess) (3.86m x 3.30m)

Double glazed window to the front, and radiator.

#### Bedroom Three 9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to the front. Radiator.

#### Bathroom 8' 5"(max) x 6' 8"(max) (2.56m x 2.03m)

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

#### Outside

##### Front

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

##### Garage 14' 10" x 7' 5" (4.52m x 2.26m)

Opening doors to the front, and central heating boiler.

##### Rear Garden

Pleasant rear garden with patio, shaped lawn, shrubbed borders and pathway.

#### 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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