



humberstones
homes

78 KINGSWAY, OLDBURY, WEST MIDLANDS, B68 0PZ

£265,000





LOCATION

The property occupies a pleasant position within this popular, sought after location and is handy for shopping facilities (including large Asda store), amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Kingsway, where the property is situated a distance along on the right hand side set back from the main road behind a service road approach.

DESCRIPTION

This is very spacious, considerably improved and extended 3 bedroom semi detached family home in popular, convenient location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch (With downstairs wc off, entrance hall, spacious extended lounge opening through to dining area, extended and re-fitted kitchen and utility. First floor provides 3 excellent sized double bedrooms, and extended re-fitted bathroom. Outside is a good sized, pleasant rear garden with ornamental garden pond. Double glazed and gas radiator heating. EPC rating D.

Porch

Door to Entrance Hall and further door to :-

Downstairs WC

Double glazed window to the front, heated towel rail, low level flush wc, and wash handbasin.

Entrance Hall

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

Dining Room 12' 3"(into bay) x 10' 11"(max) (3.73m x 3.32m)

Double glazed bay window to the front, radiator, attractive feature fire surround housing coal effect living flame fire. Opening through from the Dining Room to :-

Extended Lounge 21' 0"(max overall) x 10' 11"(max) (6.40m x 3.32m)

Double glazed window to the rear and side, 2 radiators, attractive feature fire surround with hearth housing coal effect living flame fire.



Extended and Re-Fitted Kitchen 11' 9"(max) x 11' 8"(max) (3.58m x 3.55m)

Double glazed window to the rear, radiator, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, double glazed door to the rear garden and further door leads to :-

Utility 11' 2" x 5' 0" (3.40m x 1.52m)

Work surface area, and plumbing for washing machine.

First Floor Landing

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

Bedroom One 12' 0" x 10' 11" (3.65m x 3.32m)

Double glazed window to the rear and radiator.

Bedroom Two 13' 0"(into bay) x 10' 11"(max) (3.96m x 3.32m)

Double glazed bay window to the front and radiator.

Extended Bedroom Three (L-shaped) 11' 9"(max) x 9' 11"(max) (3.58m x 3.02m)

Double glazed window to the front. Radiator.

Extended Bathroom 11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed window to the rear and side, heated towel rail, radiator and suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screen, shower and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with slab patio, garden area, well stocked shrub borders, ornamental garden pond with water feature, outside tap and garden shed.

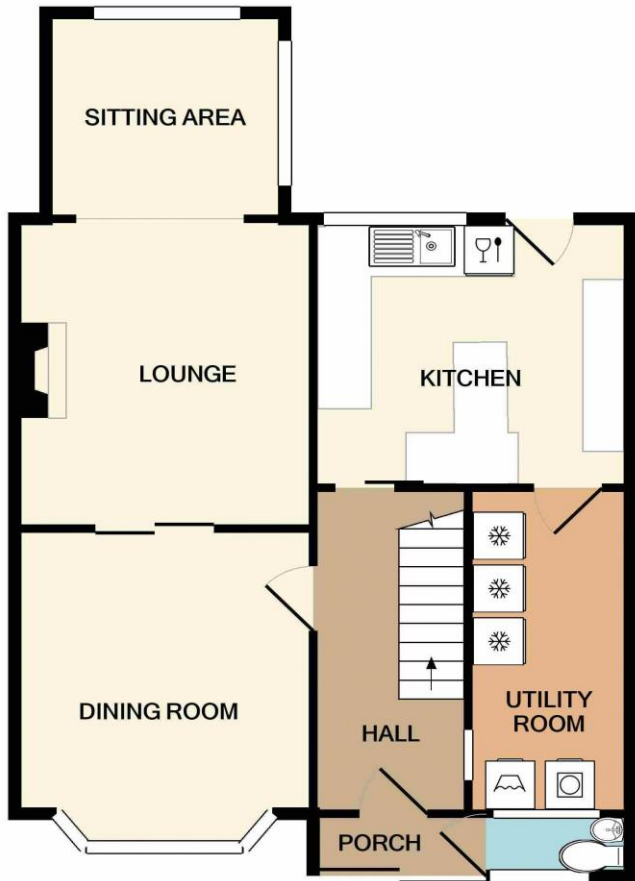
Tenure

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.

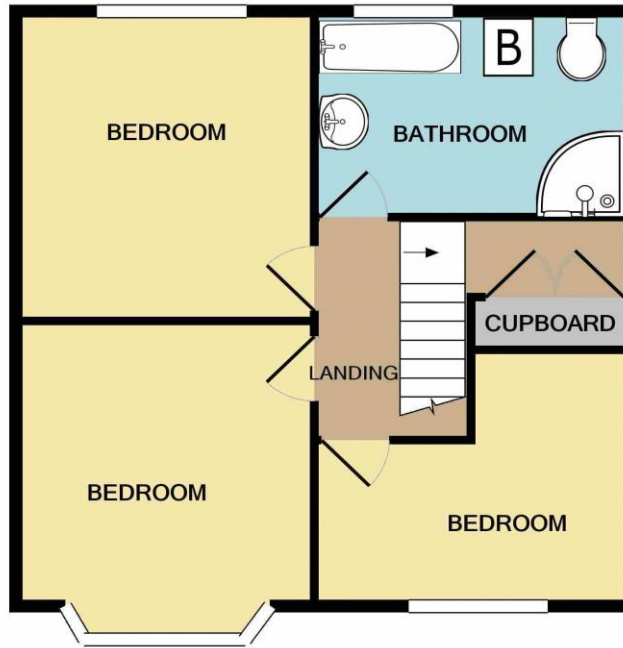
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GROUND FLOOR



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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