



humberstones
homes

51 PERRY HILL ROAD, OLDBURY, WEST MIDLANDS, B68 0AW
£205,000





LOCATION

Perry Hill Road is a popular residential road situated just off Hagley Road West in the Oldbury postcode, and is handy for local shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables commuting into Birmingham City Centre, as well as providing access to M5 motorway (J3) and further to the surrounding areas. The property can be located turning off Hagley Road West into Perry Hill Road and is then situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a good sized 3 bedroom semi detached home occupying a pleasant position within this popular neighbourhood, briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge and separate dining room, kitchen, utility and downstairs shower room/WC. First floor providing 3 bedrooms and bathroom. Outside is a pleasant rear garden and garage/store (accessed via shared side drive). Double glazed and gas central heating. EPC rating D

Porch

Front door leads through to :-

Entrance Hall

2 radiators, staircase rising to the first floor, useful understairs recess, and doors off to :-

Dining Room 14' 2" (into bay) x 11' 2" (max) (4.31m x 3.40m)

Double glazed bay window to the front and radiator.

Lounge 15' 3" (max) x 14' 8" (max at widest point) (4.64m x 4.47m)

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

Kitchen 13' 3" (max) x 6' 11" (max) (4.04m x 2.11m)

Double glazed window to the side, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, electric cooker point, central heating boiler, complimentary tiling to the walls, double glazed door to the rear garden and door leads to :-

Utility 7' 0" x 6' 0" (2.13m x 1.83m)

Plumbing for washing machine, and door leads to:-

Shower Room 5' 2" x 3' 1" (1.57m x 0.94m)

Double glazed window to the rear, WC, shower and tiling to the walls.

First Floor Landing

Built in storage cupboard with shelving and doors off to all First Floor Accommodation.

Bedroom One 14' 4" (into bay) x 11' 2" (max) (4.37m x 3.40m)

Double glazed bay window to the front. Radiator.

Bedroom Two 11' 10" (max) x 8' 8" (max) (3.60m x 2.64m)

Double glazed window to the rear with pleasant distant views of the surrounding area, radiator and fitted wardrobe.

Bedroom Three 9' 0" x 6' 0" (2.74m x 1.83m)

Double glazed window to the rear, and radiator.

Bathroom 8' 3" (into recess) x 5' 9" (max) (2.51m x 1.75m)

2 Double glazed windows to the side, and coloured suite comprising :- Bath, wash handbasin, wc, and tiling to the walls.

Front

Shared drive at the side, and foregarden/off road parking leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, small lawn area, shrub border and Greenhouse.

Garage/Useful Store

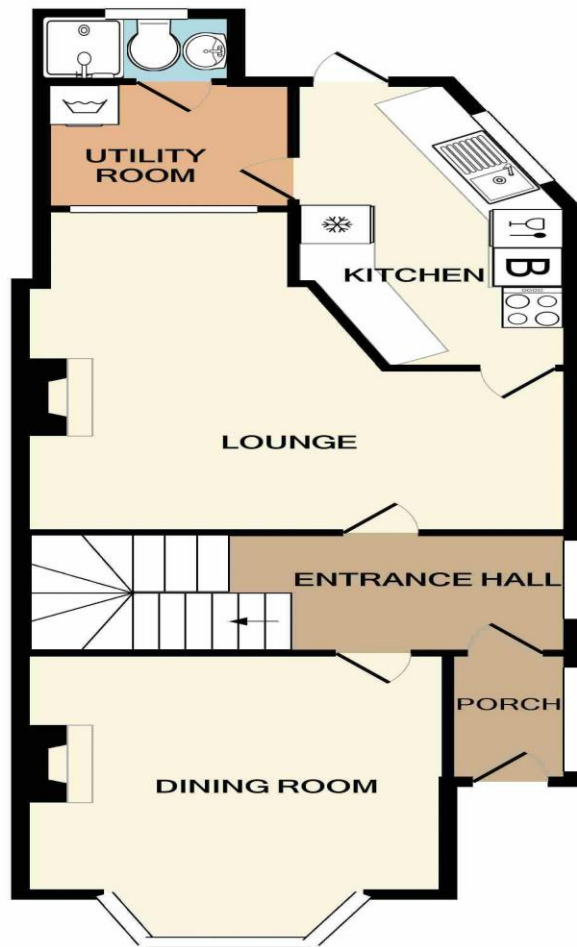
At the rear, with power, double opening doors, accessed via shared side drive.

Tenure

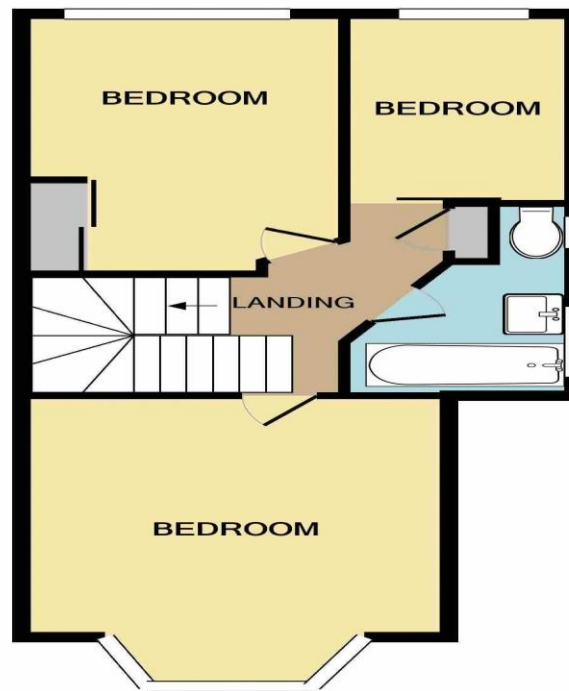
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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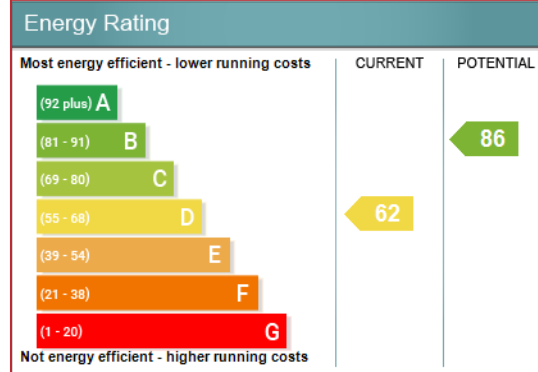


GROUND FLOOR



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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