



**humberstones**  
homes

26 CORNWALL AVENUE, OLDBURY, WEST MIDLANDS, B68 0SW  
**£149,950**







### LOCATION

The property can be found in the residential area of Oldbury in a sought after location close to local schools and businesses, bus routes and motorway access at both junction 2 and 3 of the M5. Edinburgh Road is located by turning into Perry Hill Road off the Hagley Rd West following on into the continuation of Bleakhouse Road taking the turning left into Edinburgh Road, then left again into Cornwall Avenue where the property can be found on the right hand side as indicated by the agents for sale board.

### DESCRIPTION

The property is a well presented end terraced home with off road parking. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, 22ft lounge/diner, kitchen and side veranda. On the first floor there are two double bedrooms and refitted bathroom. There is a garden to front and driveway and good sized rear garden with patio. The property benefits from UPVC glazing and gas central heating. EPC Rating: C

**Part glazed upvc door leads to entrance porch**

#### Entrance Porch

Having wall light point and wooden door to entrance hall.

#### Entrance Hall

Side Facing - Having vinyl flooring, stairs to first floor landing, under stairs store, single panel radiator, ceiling light point and doors to lounge and kitchen.

#### Lounge/Diner 22' 0" max x 10' 11" max (6.70m x 3.32m)

Dual Aspect - Having two single panel radiators, two wall light points and double doors to rear garden.

#### Kitchen 8' 2" x 9' 3" Ave (2.49m x 2.82m)

Rear Facing - Fitted with a range of wall and base units with wooden surfaces over, inset sink, courtesy tiling, cooker recess, space for under counter fridge, plumbing for dishwasher and washing machine, vinyl flooring, single panel radiator, ceiling light point and door to side veranda.

#### Side Veranda 11' 7" x 3' 10" (3.53m x 1.17m)

Having doors to front and rear and store with space for fridge freezer.

### First Floor Landing

Side Facing - Having airing cupboard housing combination gas central heating boiler, doors to bedrooms and bathroom and ceiling light point.

#### Bedroom One 14' 5" x 10' 3" (4.39m x 3.12m)

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

#### Bedroom Two 11' 4" x 9' 7" (3.45m x 2.92m)

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

#### Bathroom 7' 8" x 5' 6" (2.34m x 1.68m)

Dual Aspect - Having refitted suite comprising paneled bath with screen and electric shower over, integrated wc and hand basin, vinyl flooring, part tiling to walls, heated towel rail, extractor and ceiling light point.

### Frontage

To the front of the property there is off road parking lawned garden and side access to rear through the veranda.

### Rear Garden

Good sized rear garden with brick store having paved patio area the remainder being predominantly laid to lawn.

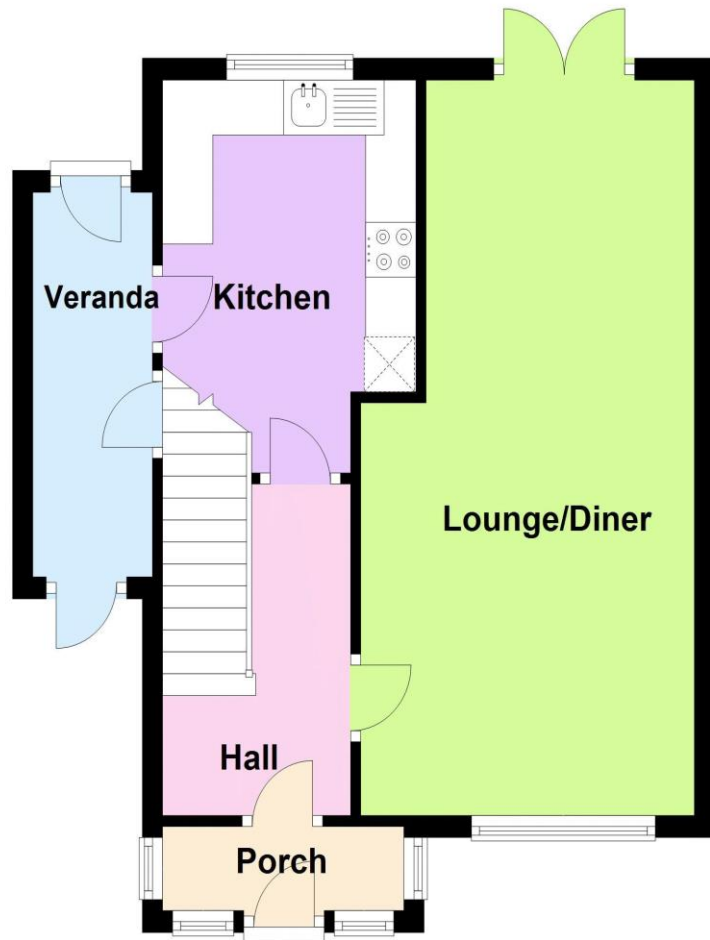
### Property Related Services

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.

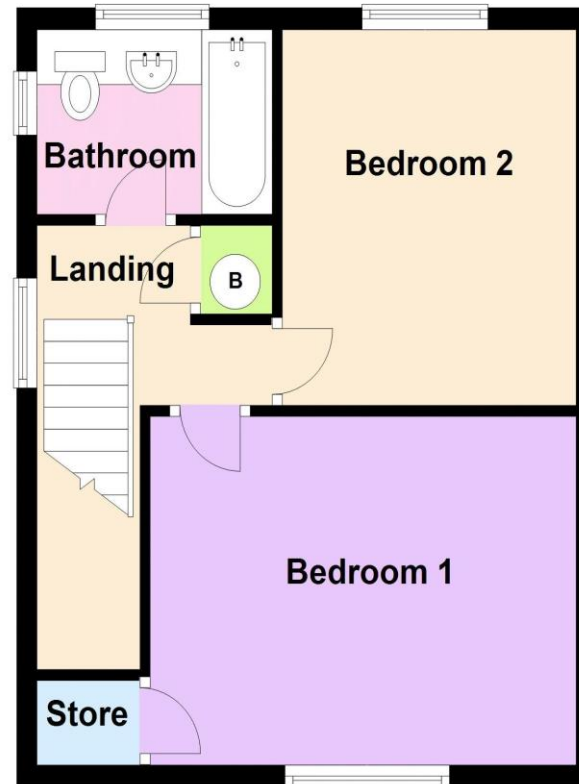
### Tenure

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.

## Ground Floor



## First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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