



**humberstones**  
homes

19 GOODWYN AVENUE, OLDBURY, WEST MIDLANDS, B68 0ES  
**£250,000**







### LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for local shopping facilities, amenities, schools and bus route, whilst the Wolverhampton Road/Hagley Road are easily accessible and enable commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Albert Road, left into Castle Road West and right into Birch Road. Take the second right into Goodwyn Avenue and the property is situated on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Occupying a pleasant position within popular cul-de-sac location, this is a well presented, spacious 3 bedroomed semi detached family home with drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, and fitted kitchen (with oven/hob). First floor offers 3 good sized bedrooms and re-fitted bathroom. There is a garage and pleasant rear garden. Double glazed and Gas radiator heating. EPC rating C

#### Porch

Front door leads to :-

#### Entrance Hall

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

#### Lounge 14' 8"(into bay) x 11' 8"(max) (4.47m x 3.55m)

Double glazed bay window to the front, radiator, and attractive feature fireplace with hearth.

#### Dining Room 12' 0" x 8' 6" (3.65m x 2.59m)

Double glazed sliding patio door onto the rear garden, radiator and archway leads through to :-

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

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, display cabinet, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, breakfast bar, complimentary tiling to the walls and door leads to :-



#### Rear Lobby

Door to the side providing access to the rear garden, built in storage cupboard and door to Garage.

#### 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 12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to the front, and radiator.

#### Bedroom Two 13' 1"(into door recess) x 12' 0" (3.98m x 3.65m)

Double glazed window to the rear, radiator, and built in storage cupboard.

#### Bedroom Three 9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed window to the front. Radiator.

#### Re-Fitted Bathroom 8' 7"(max) x 6' 8"(max) (2.61m x 2.03m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, complimentary tiling to the walls and built in storage cupboard.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage 15' 0" x 7' 5" (4.57m x 2.26m)

Up and over door and central heating boiler.

#### Rear Garden

Pleasant rear garden with patio, lawn area and side access gate.

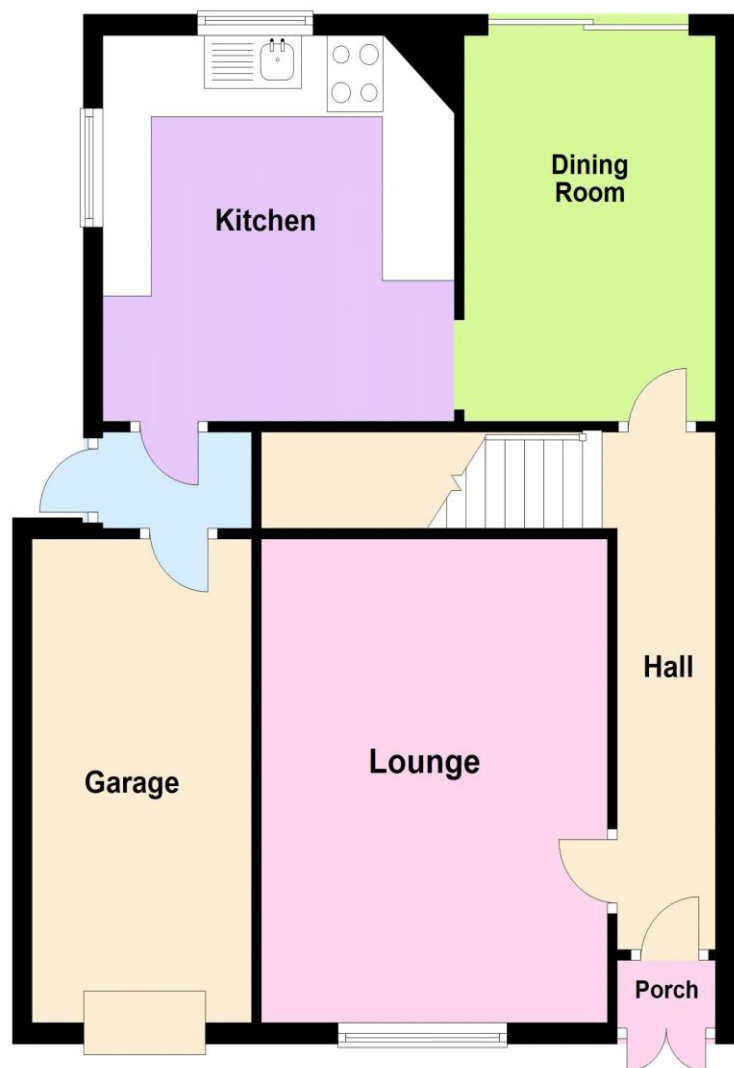
#### Tenure

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.

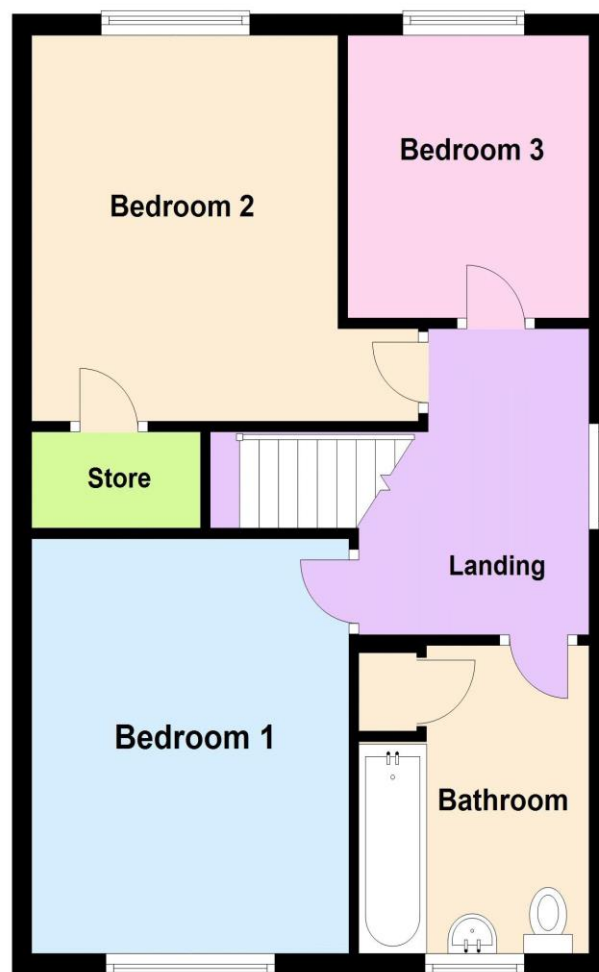
#### Property Related Services

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.

## 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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