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homes

93 ABBEY CRESCENT, WARLEY WOODS AREA, OLDBURY, WEST MIDLANDS, B68 9HL
£240,000





LOCATION

Abbey Crescent is a popular residential road, situated within this sought after neighbourhood, convenient for Warley Woods/Golf Course, and further to Bearwood Town Centre and all local shopping facilities, 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 Harborne Road into Lenwade Road, continue straight on at the junction into Abbey Crescent where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a Superbly presented, spacious 3 bed roomed 'double fronted' semi detached family home occupying a pleasant position within this popular neighbourhood, convenient for Warley Woods/Golf Course, having double glazing, gas radiator heating and briefly comprising :- On the ground floor is an entrance hall, delightful through lounge, spacious dining kitchen, and rear vestibule area with downstairs wc off. First floor provides 3 good sized bedrooms, and bathroom. Outside is a double drive at the front providing off road parking and pleasant, large rear garden Double Glazed and Gas Radiator Heating. EPC rating E.

Entrance Hall

Staircase with handrail rising to the first floor, and doors off to Kitchen and further to:-

Through Lounge 17' 2" x 11' 8" (5.23m x 3.55m)

Double glazed window to the front, radiator, laminated style floor, feature fire surround with hearth, and double glazed double opening doors opening onto the rear garden.

Dining Kitchen 14' 2"(max) x 10' 11"(max) (4.31m x 3.32m)

Double glazed window to the front, radiator, range of base units, work surface areas, 2 double and 1 single wall cupboards, electric cooker point, single drainer sink with mixer tap, plumbing for washing machine, complimentary tiling to the walls, useful understair storage cupboard and door leads through to :-

Rear vestibule area

Feature double glazed door to the rear garden and doors off to :-

Downstairs WC

Double glazed window to the rear, wc and wash handbasin.

Useful Store

Double glazed window to the rear and central heating boiler.

First Floor Landing

Double glazed window to the rear with pleasant outlook over rear garden, radiator, loft access, built in store/airing cupboard and doors off to all First Floor Accommodation.

Bedroom One 14' 3"(into recess) x 10' 9"(max) (4.34m x 3.27m)

2 Double glazed windows to the front, radiator, and fitted storage cupboard.

Bedroom Two 11' 8"(max) x 8' 10"(plus door recess) (3.55m x 2.69m)

Double glazed window to the front, and radiator.

Bedroom Three 8' 7" x 7' 11" (2.61m x 2.41m)

Double glazed window to the rear providing pleasant outlook over garden. Radiator.

Bathroom 7' 10"(into recess) x 6' 1"(max) (2.39m x 1.85m)

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

Front

Double drive providing off road parking, and leading to the accommodation.

Rear Garden

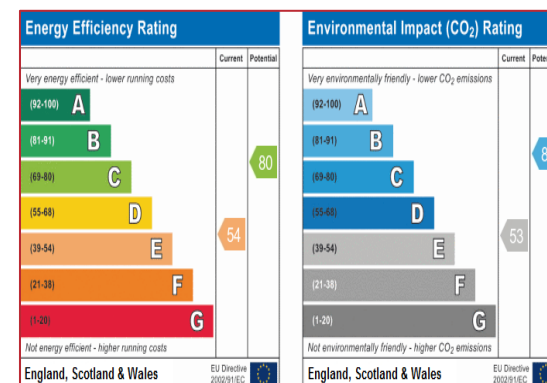
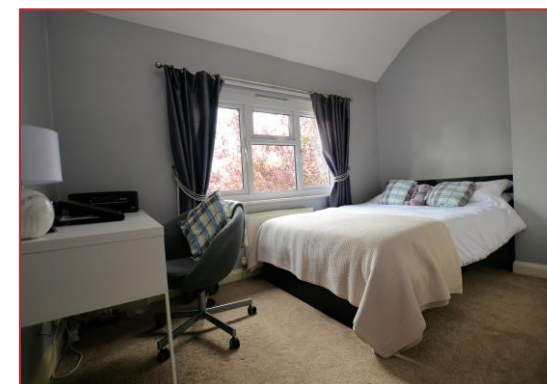
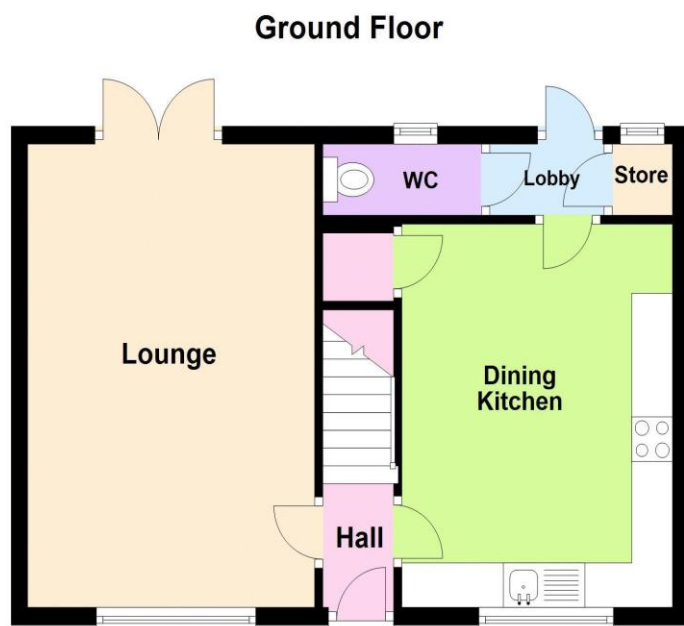
Pleasant, large rear garden with patio, good sized lawn area, and side access gate.

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.

Description

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.



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