



**humberstones**  
homes

262 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0TF  
**£260,000**







### LOCATION

The property occupies a pleasant position upon the popular Wolverhampton Road, and is handy for local shopping facilities, amenities, schools and bus route, and enables commuting into Birmingham City Centre, M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Hagley Road into Wolverhampton Road and the property is then situated a distance along on the right hand side between the junctions of Bleakhouse Road and Broadway.

### DESCRIPTION

This is a well presented, spacious and extended, 3 bedroomed traditional style semi detached family home in popular location, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious extended lounge, separate dining room, and extended kitchen. First floor providing 3 bedrooms and re-fitted bathroom. Outside is a lengthy garage/useful store and pleasant rear garden. Double glazed and gas radiator heating. EPC rating tbc.

#### Porch

Single glazed front door leading to :-

#### Entrance Hall

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

#### Extended Lounge 23' 2" (max) x 10' 10" (max) (7.06m x 3.30m)

Double glazed sliding patio door to the rear garden, radiator.

#### Dining/Sitting Room 13' 10" (into bay) x 11' 7" (max) (4.21m x 3.53m)

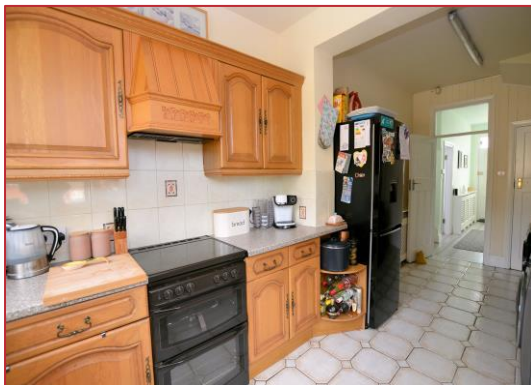
Double glazed bay window to the front and radiator.

#### Extended Kitchen 19' 4" (max overall) x 7' 5" (max) (5.89m x 2.26m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integrated dishwasher, gas cooker point and cooker hood above, complimentary tiling to the walls, central heating boiler, useful understair store/pantry, and door leads to the Garage.

#### First Floor Landing

Double glazed window to the side with leaded detailing, doors off to all First Floor Accommodation.



#### Bedroom One 15' 3" (into bay) x 10' 10" (max) (4.64m x 3.30m)

Double glazed bay window to the rear. Radiator.

#### Bedroom Two 14' 6" (max) x 10' 10" (max) (4.42m x 3.30m)

Double glazed bay window to the front and radiator.

#### Bedroom Three 7' 11" x 7' 5" (2.41m x 2.26m)

Double glazed window to the front, radiator and loft access.

#### Re-Fitted Bathroom 7' 5" x 7' 4" (2.26m x 2.23m)

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

#### Front

Drive providing off road parking and leading to the accommodation.

#### Lengthy Garage/Useful Store 29' 4" x 7' 3" (8.93m x 2.21m)

Up and over door and pedestrian door to the Rear Garden.

#### Rear Garden

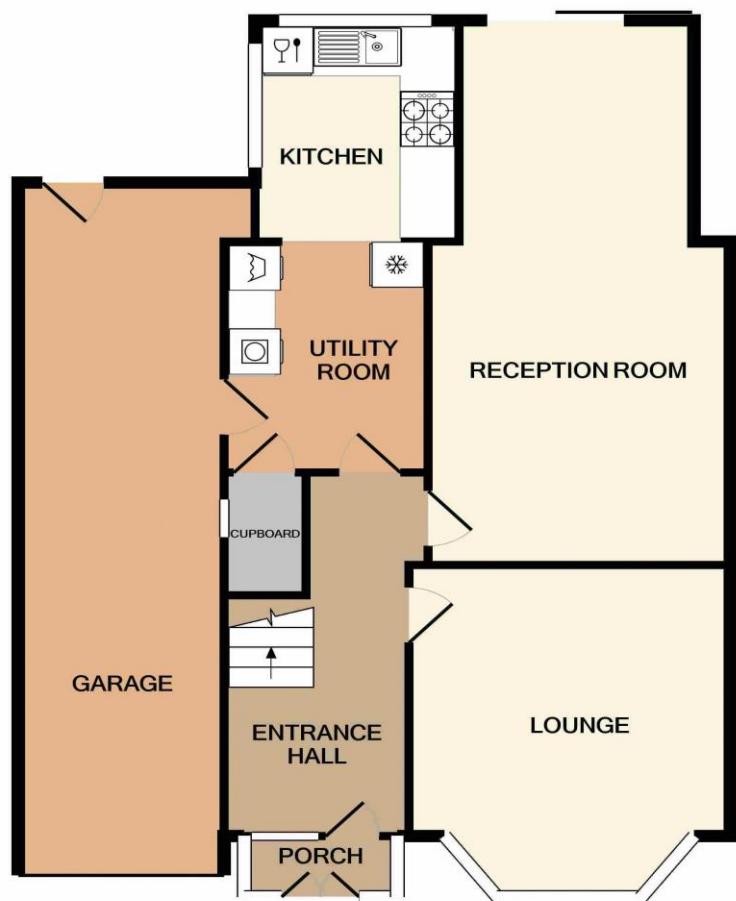
Pleasant rear garden with patio, lawn area and pathway.

#### Tenure

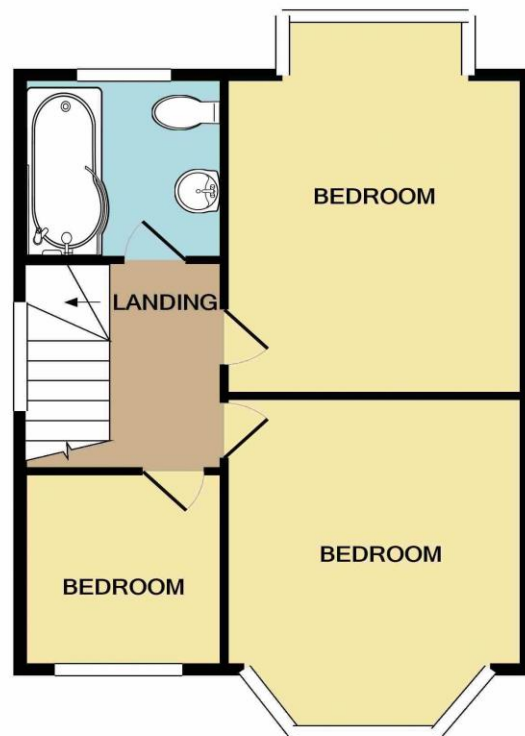
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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



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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### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

70

81

Not energy efficient - higher running costs





