



humberstones
homes

42 PITFIELDS ROAD, OLDBURY, WEST MIDLANDS, B68 0RQ
£170,000





LOCATION

Situated in a popular residential part of Oldbury close to its borders with Halesowen & Quinton thereby giving excellent access to local shops & amenities, bus routes into Birmingham City Centre & motorway access at Junction 3 of the M5. It can be found by right off Hagley Road West (by Starbucks) into Kingsway, continue along here for some distance then turn left into Oldacre Road and then left into Pitfields Road where the property can be found on the left hand side.

DESCRIPTION

This is a good sized, improved 3 bedroomed semi detached family home situated within this convenient location, with foregarden and pathway leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, separate dining room and fitted kitchen (with integral oven/hob). First Floor providing 3 bedrooms and re-fitted bathroom. Outside is a pleasant, good sized rear garden. Double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Staircase rising to the first floor, Double glazed window to the side, radiator and doors off to :-

Lounge 12' 8" x 10' 11"(max) (3.86m x 3.32m)

Double glazed window to the rear, radiator, and feature fire surround with hearth housing inset living flame fire.

Dining Room 11' 11"(max) x 10' 9" (3.63m x 3.27m)

Double glazed window to the front. Radiator.

Fitted Kitchen 9' 7" x 7' 4" (2.92m x 2.23m)

Rear facing, single drainer sink with mixer tap, work surfacing, base & wall mounted units, integral oven, 4 ring gas hob & cooker hood above, Central heating boiler, radiator, complimentary tiling to the walls, understairs storage cupboard, door to the side providing access to the rear garden.



First Floor Landing

Side facing window, access to roof space, doors to all first floor accommodation.

Bedroom One 12' 9" x 10' 2"(to back of wardrobe) (3.88m x 3.10m)

Double glazed window to the rear, radiator, and fitted wardrobe with hanging rail and storage.

Bedroom Two 10' 10" x 9' 9"(to back of wardrobe) (3.30m x 2.97m)

Double glazed window to the front, radiator and fitted wardrobe.

Bedroom Three 8' 9"(max) x 7' 8"(max) (2.66m x 2.34m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 5' 5" x 5' 1" (1.65m x 1.55m)

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

Separate WC

Double glazed window to the side, and wc.

Front

Lawn foregarden and pathway leading to the Accommodation.

Rear Garden

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

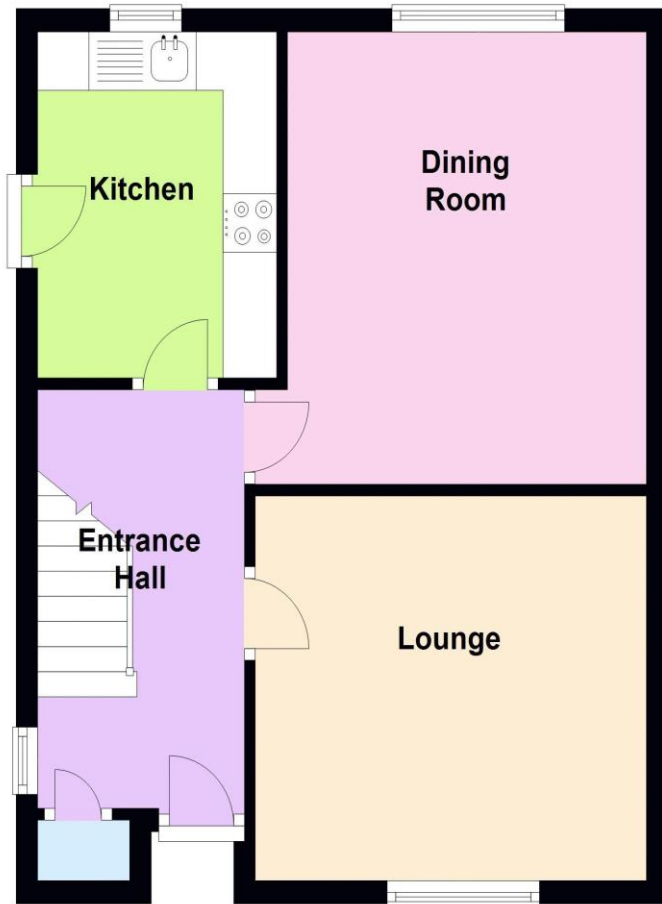
Tenure

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.

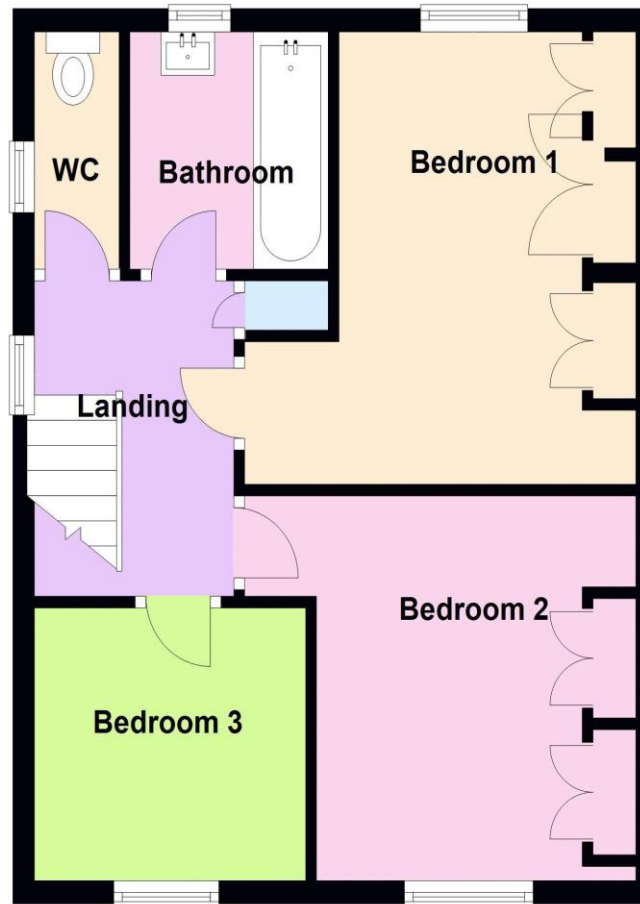
Property Related Services

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
	84		82
	64		58
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ 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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