



humberstones
homes

80 OAK ROAD, OLDBURY, WEST MIDLANDS, B68 0BD
£330,000





LOCATION

The property is situated within a popular, tree lined road and provides access to local shopping facilities, amenities, bus route and schools, whilst the Hagley Road enables access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Perry Hill Road into Oak Road and is situated a short distance along on the left hand side.

DESCRIPTION

This superbly presented, considerably improved and extended 4 bedroom family home, offers spacious living accommodation, set within a popular, sought after location, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge, super re-fitted and extended dining kitchen (with integrated oven/hob and integral washer/dryer and dishwasher), opening through to extended Sitting Room. First floor providing 4 bedrooms (bed 3 having shower room en-suite). House bathroom. Outside is a Garage/useful store and pleasant, large rear garden. Double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Radiator, wall panelling, staircase rising to the First Floor, understair storage cupboard, and doors off to :-

Downstairs WC

Low level flush WC, wash handbasin, and complimentary tiling to the walls.

Lounge 14' 4"(into bay) x 10' 5"(max) (4.37m x 3.17m)

Double glazed bay window to the front, radiator, picture rail, and attractive feature fireplace with hearth housing inset coal effect fire.

Extended Re-Fitted Dining Kitchen 13' 7"(max) x 13' 4"(max) (4.14m x 4.06m)

Double glazed window to the rear, radiator, fine range of base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral 'Neff' oven, 5 ring 'Neff' gas hob and cooker hood above, integrated washer/dryer and dishwasher, display cabinet, wine rack, ceiling spot lights, skylight, door to Garage and opening through to :-

Sitting Room 17' 9"(max) x 10' 9"(max) (5.41m x 3.27m)

Radiator, double glazed window to the rear, skylight, and double glazed, double opening doors onto the rear garden.

First Floor Landing

Doors off to :-

Bedroom One 12' 11" x 10' 5"(to back of wardrobe) (3.93m x 3.17m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 14' 10"(into bay) x 10' 6"(max) (4.52m x 3.20m)

Double glazed bay window to the front with leaded detailing. Radiator.

Bedroom Three 13' 10"(max) x 6' 9"(max) (4.21m x 2.06m)

Double glazed window to the front, radiator and door leads through to :-

Shower Room En-Suite 7' 0"(max) x 4' 11"(max) (2.13m x 1.50m)

Double glazed window to the rear, heated towel rail and suite comprising :- Wash handbasin and steam shower cubicle with screened door, shower and tiling to the walls.

Bedroom Four 6' 6" x 6' 0" (1.98m x 1.83m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 7' 10" x 6' 9" (2.39m x 2.06m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc, and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage/Useful Store 17' 8" x 7' 8" (5.38m x 2.34m)

Double glazed doors to the front and door to Kitchen.

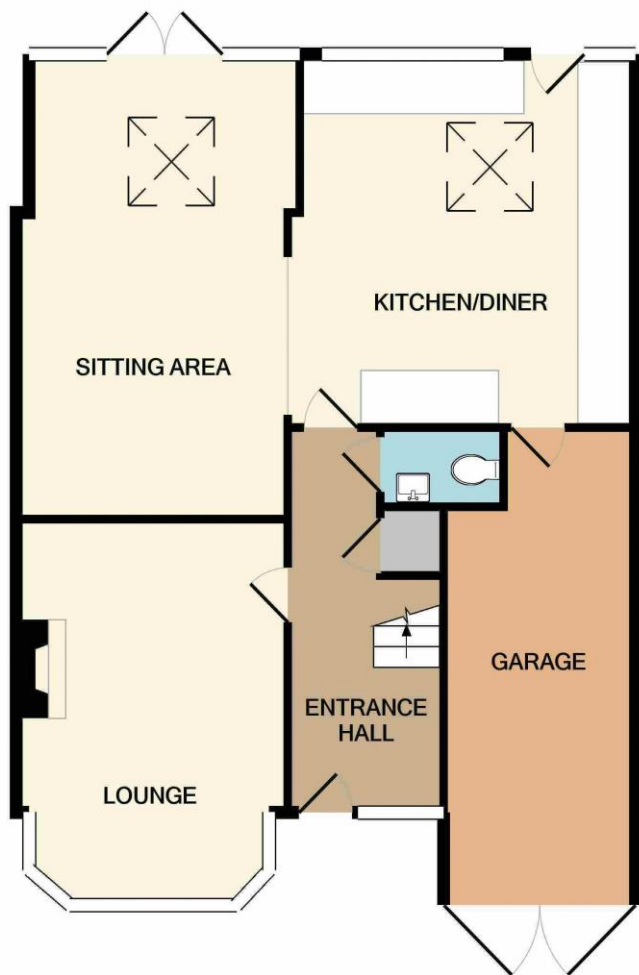
Large Rear Garden

Pleasant good sized rear garden with 2 patios, lawn area and shrub borders.

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.



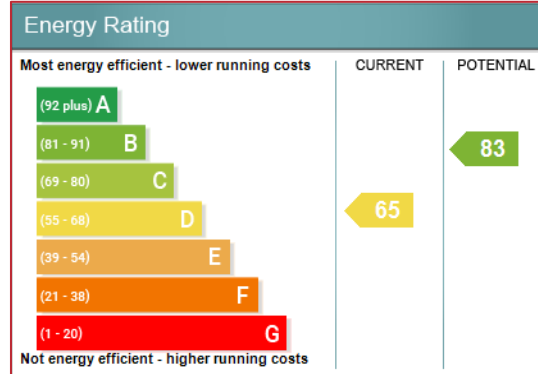
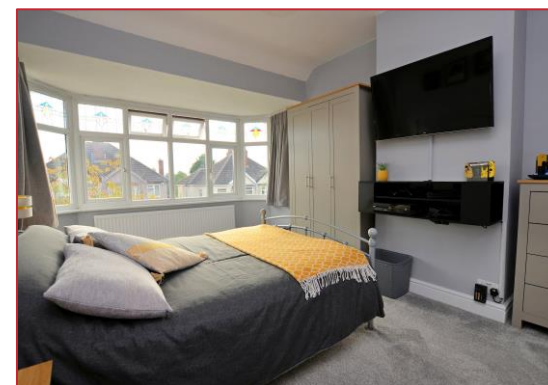


GROUND FLOOR



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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