



**humberstones**  
homes

129 BARNFORD CRESCENT, OLDBURY, WEST MIDLANDS, B68 8PR

**£210,000**







### LOCATION

This three-bedroom semi-detached house is situated in a much sought after location and enjoys the benefit of a local Park which is enjoyed by families and dog walkers alike. Local amenities such as shopping, banks and cafes are conveniently located on Bearwood Road, just approx 3 miles from the property. The area is home to well-regarded local schools, Oldbury Academy, Q3 Academy, Moat Farm Junior School and also Bristnall Hall. The location is excellent for commuters, being within ease of access of both junctions 2 and 3 of the M5 motorway for commuting to all major towns and cities and Langley Green train station provides rail routes to Birmingham and Worcester.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a 3 bedroomed semi detached home in sought after road, with off road parking and comprising the following accommodation :- The front door takes you into an enclosed porch and through to a reception hall with doors and stairs to the principal rooms. The spacious through lounge/dining area is double aspect and overlooks the rear garden. The kitchen is bright with a range of wall and base units and drawers under worktops with integrated oven/hob. There are three bedrooms, two being double bedrooms and a good sized single bedroom, and a family bathroom. Outside is a pleasant rear garden and Garage at the rear. Double glazing and gas radiator heating. EPC rating D.

### Porch

Front door with side single glazed panels lead through to :-

### Entrance Hall

Radiator, staircase with handrail rising to the first floor, understair storage cupboard.

### Through Lounge/Dining Area

Double glazed bay window to the front, radiator, attractive feature fireplace with tiled hearth housing inset coal effect living flame gas fire. Double glazed sliding patio door to the rear garden.

### Kitchen

Double glazed window to the side, double glazed window to the rear, base units, work surface area, 2 double wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, central heating boiler and double glazed door to the rear garden.



### First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation :-

### Bedroom One

Double glazed bay window to the front and radiator.

### Bedroom Two

Double glazed window to the rear. Radiator

### Bedroom Three

Double glazed window to the rear and radiator.

### Bathroom

Double glazed window to the front, radiator and 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.

### Rear Garden

To the rear of the property you will find a beautiful maintained garden which consists of matures shrubs, borders and lawn as well as a garden shed. . There is a paved sun terrace, gated shared rear access behind the garden allowing rear access to the garage and the rear garden.

### Garage At The Rear

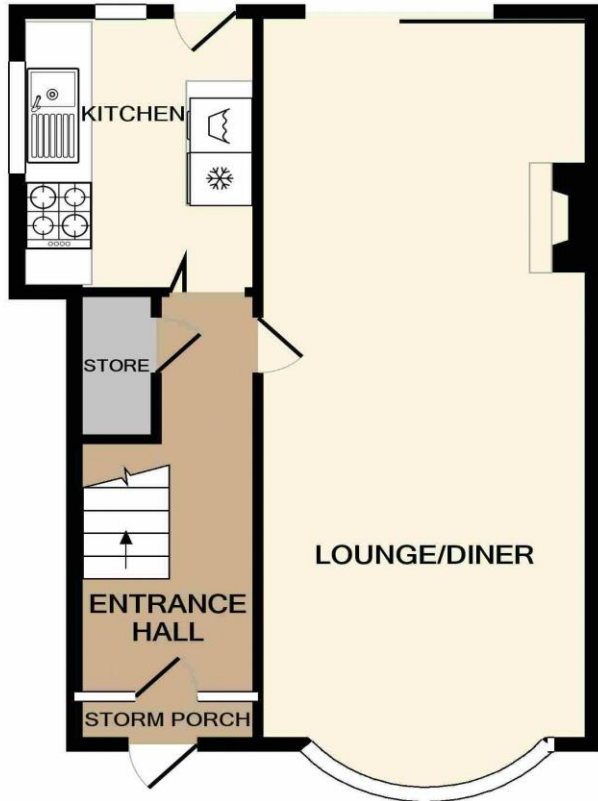
(access via shared rear access). Up and over door.

### Tenure

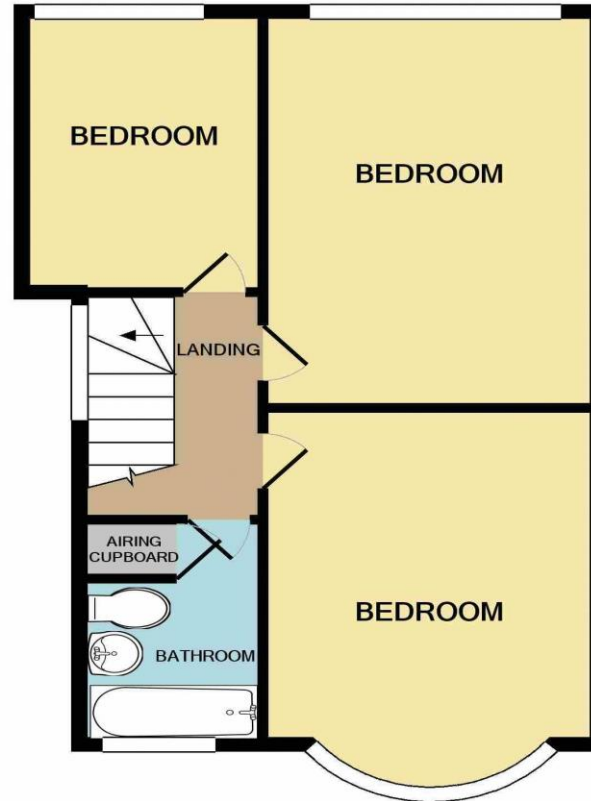
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.3 SQ.M.)

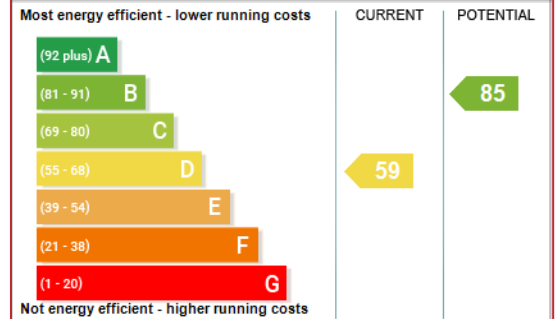
TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 SQ.M.)

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



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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