



humberstones
homes

68 BRANDHALL ROAD, OLDBURY, WEST MIDLANDS, B68 8DT
£600,000





LOCATION

This superb property occupies a pleasant position within this popular, sought after location and is handy for local shopping facilities, amenities, and schools, whilst direct access onto Wolverhampton Road enables commuting into Birmingham City Centre, M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Brandhall Road and is then situated a distance along on the left hand side as indicated via the agents for sale board.

Porch

Front door to :-

Entrance Hall

Staircase rising to the first floor, radiator, built in storage cupboard, additional built in understair store and doors off to :-

Downstairs WC

Radiator, low level flush wc, and wash handbasin

Lounge 28' 8" (into bay) x 13' 0" (8.73m x 3.96m)

Double glazed bay window to the front, coving, 2 radiators, inset log effect living flame fire, double glazed double opening doors onto the rear garden, and door leads through to :-

Games Room/Hobby Room 20' 2" x 11' 10" (max) (6.14m x 3.60m)

Double glazed window to the front, radiator, attractive feature fire surround with hearth housing inset coal effect fire. Coving and door leads to :-

Sitting Room 13' 11" x 11' 9" (4.24m x 3.58m)

Double glazed window to the rear, radiator, coving and double glazed door to the rear garden

Fitted Dining Kitchen 26' 5" (max) x 15' 7" (max) (8.05m x 4.75m)

2 Radiators, underfloor heating, double glazed window to the rear, fine range of quality base and wall mounted units, work surface area, ceiling spot lights, twin bowl sink with ornate mixer tap, gas cooker point and cooker hood above, integrated beer/wine fridge, integral dishwasher, central island feature, useful built in pantry/store, dining area, bi-fold doors opening onto the rear garden and archway leads through to :-

Utility 7' 7" (max) x 5' 4" (2.31m x 1.62m)

Base unit, work surface area, double wall cupboard, plumbing for washing machine, central heating boiler and door to Garage.

First Floor Landing

Double glazed window to the front, staircase rising to second floor/loft conversion, and doors off to :-

Bedroom One 20' 0" (to back of wardrobe) x 11' 8" (to back of wardrobe) (6.09m x 3.55m)

Double glazed window to the rear with pleasant outlook over rear garden, radiator, range of fitted furniture including wardrobes having hanging rails and storage, fitted bedside units with drawers and door leads through to :-

Shower Room En-Suite 11' 5" (max) x 5' 6" (3.48m x 1.68m)

Double glazed window to the front, heated towel rail and super suite comprising :- Low level flush wc, his/hers wash hand basins, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Bedroom Two 14' 9" (into bay) x 13' 0" (to back of wardrobe) (4.49m x 3.96m)

Double glazed bay window to the front, radiator, and range of fitted wardrobes with hanging rails and storage. Fitted storage cupboard into bay.

Bedroom Three 14' 4" (max) x 10' 0" (plus bay) (4.37m x 3.05m)

Double glazed bay window providing pleasant outlook over rear garden, 3 radiators, and fitted wardrobe with hanging rail and storage.

Bedroom Four 13' 0" (to back of wardrobe) x 10' 0" (3.96m x 3.05m)

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

Super Re-Fitted House Bathroom 11' 0" x 8' 8" (3.35m x 2.64m)

Double glazed window to the front, heated towel rail and superb suite comprising :- Wash handbasin, feature 'freestanding' style bath and shower cubicle with screened door, shower and complimentary tiling to the walls.

Second Floor/Loft Conversion

Skylight, and door leads through to :-

Bedroom Five 22' 3" (max overall and into recess) x 13' 1" (max) (6.78m x 3.98m)

2 Double glazed windows to the rear with pleasant outlook, 2 radiators, built in wardrobe, useful built in storage area, and door leads to :-

Shower Room En-Suite 11' 6" (max) x 6' 8" (max) (3.50m x 2.03m)

Skylight, heated towel rail built in storage, and suite comprising :- Wash handbasin, wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Large in/out drive providing off road parking for several vehicles and leading to the accommodation.

Double Garage 19' 4" (max overall) x 15' 11" (max) (5.89m x 4.85m)

2 electric up and over doors, and door to the Utility.

Rear Garden

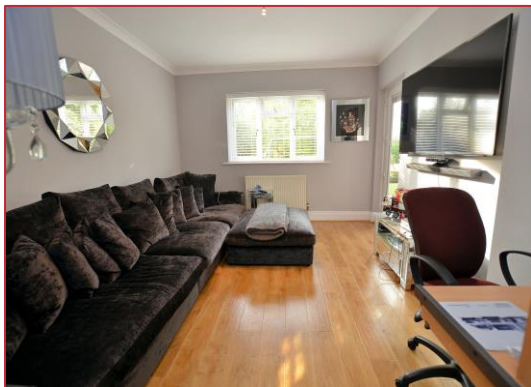
Superb feature of the property, offering large, pleasant rear garden having patio, decking area, large lawn with shrub areas, and further garden area beyond.

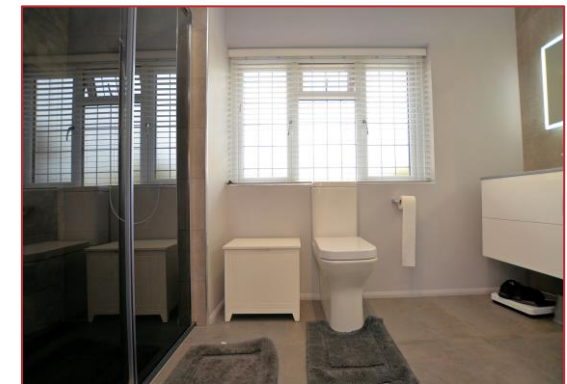
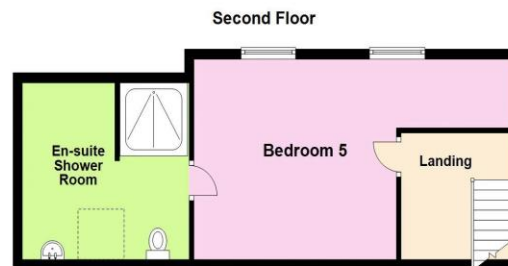
Tenure

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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