



**humberstones**  
homes

131 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0NB  
**£270,000**







### LOCATION

The property is conveniently situated within this popular location and Warley Woods/Golf Course is just a short distance away. The property is also handy for shopping facilities, amenities, bus route and schools, whilst Birmingham City Centre is easily accessible either by car or bus. Wolverhampton Road provides direct access to M5 Motorway (J2) which enables commuting to the surrounding areas. The property can be located turning off Hagley Road into Wolverhampton Road and is then situated a distance along on the left hand side between the junctions with Castle Road West and Albert Road as indicated via the agents for sale board.

### DESCRIPTION

Situated upon the popular Wolverhampton Road close to Warley Woods, this is a superb, very well presented 3 bedroom semi detached family home offering spacious living accommodation, well set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious through lounge/dining area, kitchen and large conservatory. First floor provides 3 bedrooms and spacious bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas central heating. EPC rating D.

#### Porch

Single glazed front door with side single glazed panel leads through to :-

#### Entrance Hall

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

#### Downstairs WC

Double glazed window to the side, low level flush wc, wash handbasin and complimentary tiling to the walls.

#### Through Lounge/Dining Area

Comprising :-

#### Dining Area 13' 7"(into bay) x 12' 6"(max) (4.14m x 3.81m)

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

#### Lounge Area 11' 5"(max) x 11' 3" (3.48m x 3.43m)

Feature double glazed picture window through to Conservatory, radiator, attractive feature fireplace with hearth.

#### Kitchen 8' 1" x 7' 9" (2.46m x 2.36m)

Double glazed window to the side, base units, work surface area, wall cupboards, single drainer sink with ornate mixer tap, gas cooker point, complimentary tiling to the walls and single glazed stable style door leads to :-



#### Conservatory 15' 8" x 10' 8" (4.77m x 3.25m)

Double glazed windows looking over the rear garden, and double glazed double opening doors leading out onto the Garden.

#### First Floor Landing

Double glazed window to the side with leaded detailing, loft access and doors off to :-

#### Bedroom One 14' 2"(into bay) x 12' 5"(to back of wardrobe) (4.31m x 3.78m)

Double glazed bay window to the front, radiator, and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

#### Bedroom Two 11' 5"(to back of wardrobe) x 11' 4" (3.48m x 3.45m)

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

#### Bedroom Three 7' 8" x 7' 0" (2.34m x 2.13m)

Double glazed window to the front. Radiator.

#### Bathroom 8' 1" x 7' 10" (2.46m x 2.39m)

Double glazed window to the rear, 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

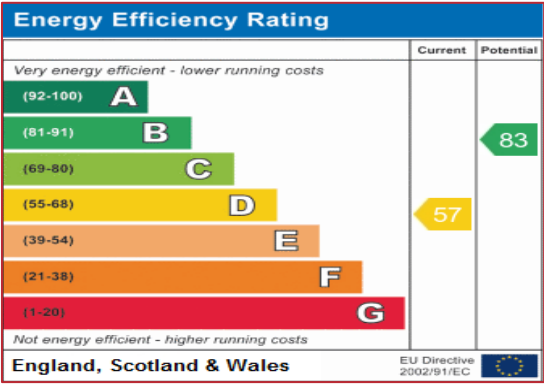
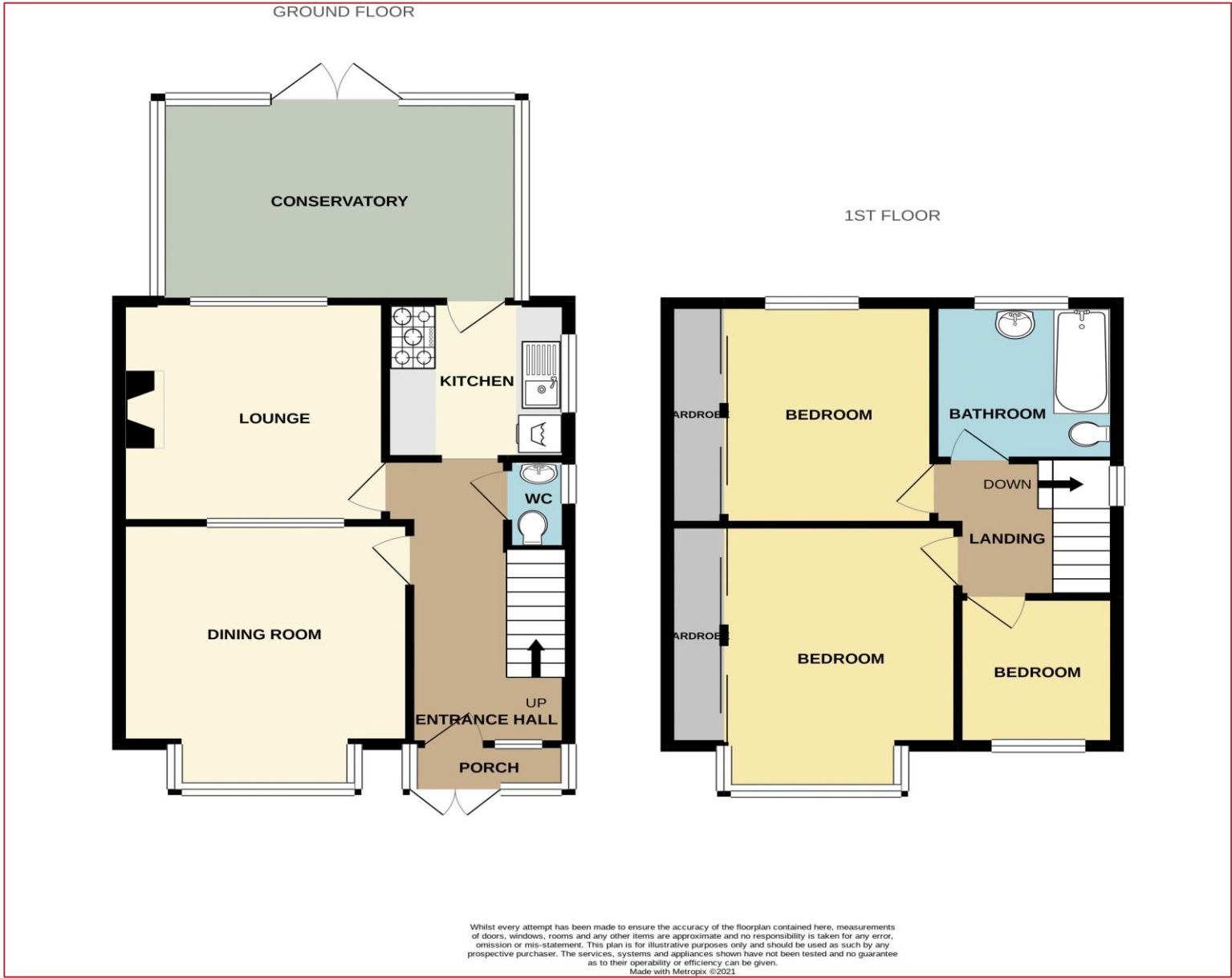
Pleasant good sized rear garden with side access gate, patio, large garden pond, pleasant garden area, shrub border, and useful store at the rear of the garden.

#### 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.



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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