



humberstones
homes

67 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4TH
£150,000





LOCATION

The property occupies a pleasant position upon this popular development and is handy for shopping facilities and amenities available within Langley Town Centre, whilst Langley Green Train Station is close by and enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Langley High Street/Langley Green Road into Clay Lane, where the property is then situated a distance along on the right hand side.

DESCRIPTION

This is a spacious, modern and well presented 2 bedroomed mid terrace home occupying a pleasant position upon this popular development, most convenient for local train station, set back behind a drive providing off road parking and briefly comprising :- Entrance hall (with downstairs wc off), fitted kitchen (having integral oven/hob) and spacious lounge. First floor provides 2 good sized bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas radiator heating. EPC rating C.

Entrance Hall

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

Downstairs WC 5' 10" x 3' 2" (1.78m x 0.96m)

Good sized with radiator, low level flush wc, and wash handbasin.

Fitted Kitchen 9' 0" x 6' 0" (2.74m x 1.83m)

Double glazed window to the front, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker above, integral fridge, and complimentary tiling to the walls.

Lounge 12' 8" x 11' 5" (3.86m x 3.48m)

2 Radiators, and double glazed double opening doors onto the rear garden.

First Floor Landing

Loft access (pull down ladder), and doors off to all First Floor Accommodation.

Bedroom One 12' 8"(max) x 10' 1"(plus wardrobe) (3.86m x 3.07m)

2 Double glazed windows to the front, radiator, built in storage cupboard housing the central heating boiler and built in wardrobe with hanging rail and storage.

Bedroom Two 11' 9"(max) x 6' 11"(max) (3.58m x 2.11m)

Double glazed window to the rear and radiator.

Bathroom 8' 0" x 5' 5" (2.44m x 1.65m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, pathway and rear access gate.

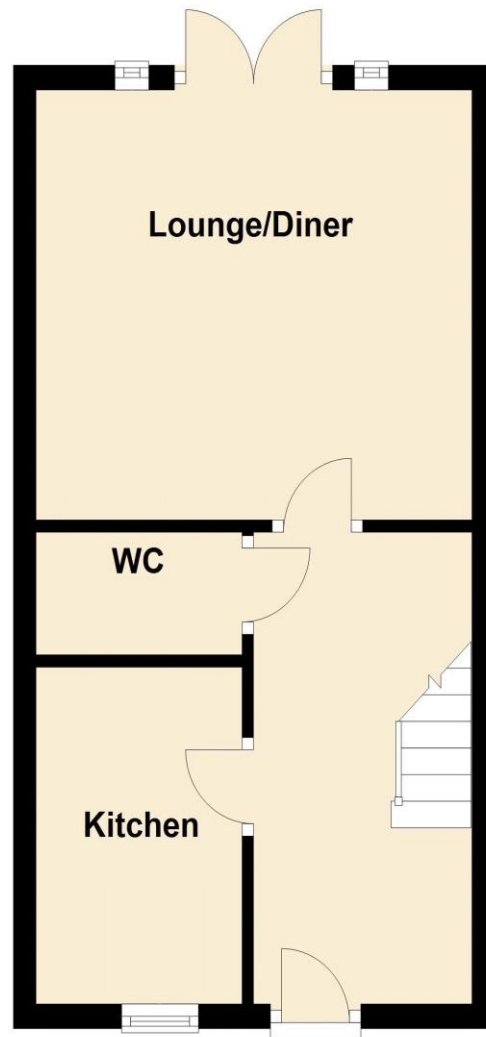
Tenure

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.

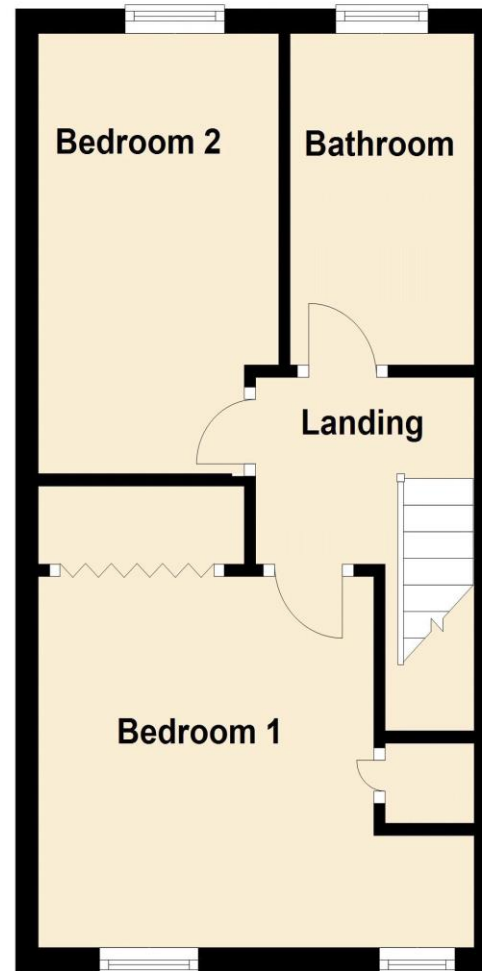
Property Related Services

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(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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