



humberstones
homes

4 PRINCES WAY, OLDBURY, WEST MIDLANDS, B68 0PB

£222,500





LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst Rowley Regis train station is a short distance away (with free parking). The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Kingsway into Oldacre Road and left into Princes Way, follow the road around to the right where the property is then situated a short distance along.

DESCRIPTION

This is a very spacious, modern, 3 DOUBLE bed roomed three storey town house in pleasant cul-de-sac position, offering good sized living accommodation throughout and briefly comprising the following :- On the ground floor is an entrance hall (with downstairs wc off), fitted kitchen (having integral oven/hob), spacious lounge and conservatory. First Floor provides 2 double bedrooms and house bathroom, Second floor offers large principle bedroom (with shower room en-suite). There are 2 allocated parking spaces, and a pleasant rear garden. Double Glazed and Gas Central Heating. EPC rating C.

Entrance Hall

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

Downstairs WC

Double glazed window to the front, radiator, low level flush wc, and wash handbasin.

Fitted kitchen 11' 0" x 7' 8" (3.35m x 2.34m)

Double glazed window to the front, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls.

Lounge 15' 10"(max) x 14' 10"(max) (4.82m x 4.52m)

2 Radiators, useful understairs storage cupboard and sliding patio door leads through to :-

Conservatory 9' 8" x 9' 7" (2.94m x 2.92m)

Double glazed windows and double glazed double opening doors onto the rear garden.

First Floor Landing

Radiator, staircase rising to the Second Floor and doors off to all First Floor Accommodation.

Bedroom Two (L-shaped) 14' 10"(max) x 11' 9"(max) (4.52m x 3.58m)

2 Double glazed windows to the front. Radiator.

Bedroom Three 14' 4" x 8' 2" (4.37m x 2.49m)

Double glazed window to the rear and radiator.

House Bathroom 10' 4"(max) x 6' 5"(max) (3.15m x 1.95m)

Double glazed window to the rear, radiator, built in store/airing cupboard and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Second Floor Landing

Having built in cupboard and door:-

Bedroom One 13' 1"(into window recess) x 11' 5"(max) (3.98m x 3.48m)

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

En-suite Shower Room 7' 4"(max) x 5' 7"(max) (2.23m x 1.70m)

Skylight to the rear, radiator, and suite comprising:- Low level flush wc, wash handbasin and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, bark chippings area, and rear access gate.

Allocated Parking

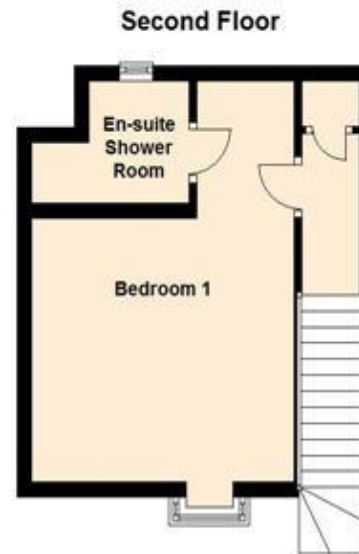
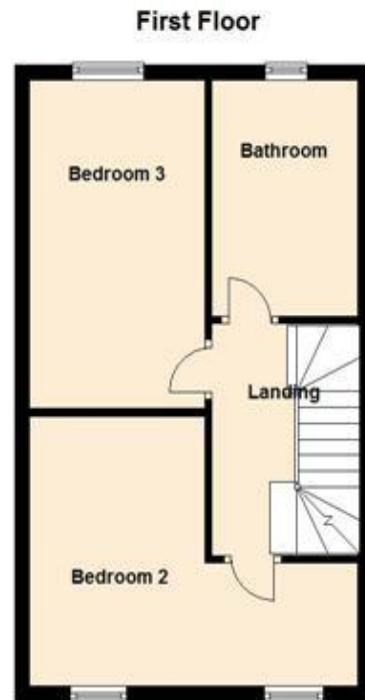
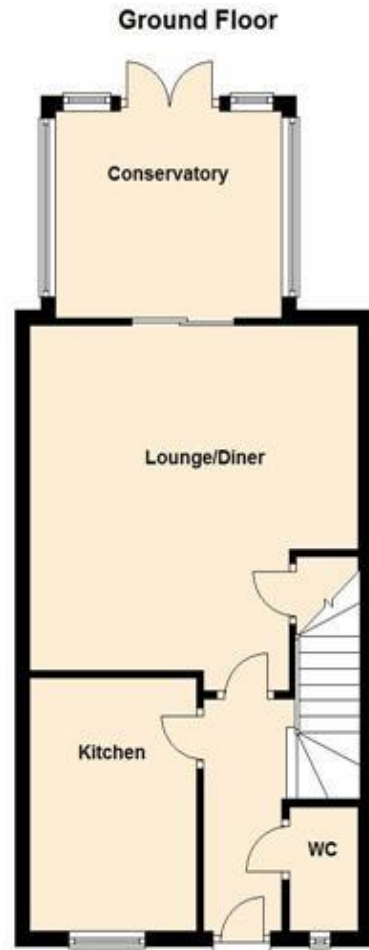
The agents are advised that there are 2 allocated parking spaces.

Tenure

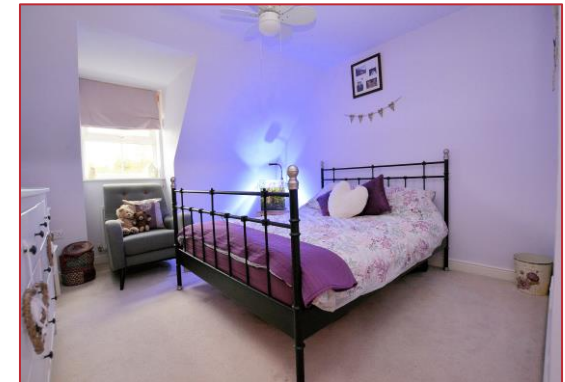
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.



Total area: approx. 103.2 sq. metres (1111.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	77	
(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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