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homes

10 SHIRE CLOSE, OLDBURY, WEST MIDLANDS, B68 8DR

£495,000





LOCATION

The property occupies a pleasant position within this popular, sought after location just off Brandhall Road, and is handy for shopping facilities, amenities, schools, bus route and Brandhall Golf Course, 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, then second right into Shire Close where the property is situated a short distance along on the right hand side.

DESCRIPTION

This is a stunning, very spacious and considerably improved 4 bedroom detached family home set within this popular, sought after location just off Brandhall Road. Set back behind an In/Out drive providing off road parking the property comprises the following accommodation :- On the ground floor is an entrance hall (with utility store off), Re-fitted shower room, spacious lounge, study/playroom, and superb extended and re-fitted family kitchen (having range of integrated appliances and bi-fold doors to the rear garden). First floor provides 4 DOUBLE bedrooms and super re-fitted bathroom. Outside is a detached garage and pleasant rear garden. Double glazed and Gas radiator heating. EPC rating C.

Entrance Vestibule

Staircase rising to the first floor, and door leads to :-

Hall

Radiator, built in utility store cupboard, additional built in store and doors off to :-

Re-Fitted Shower Room 8' 4" x 5' 0" (2.54m x 1.52m)

Double glazed window to the side, radiator, and super suite comprising :- WC, wash handbasin, and shower cubicle with shower.

Lounge 14' 5"(max) x 12' 8"(max) (4.39m x 3.86m)

2 Double glazed windows to the rear, 2 radiators, and feature inset ornamental fire.

Study/Playroom/Sitting Room 11' 10"(max) x 7' 8"(max) (3.60m x 2.34m)

2 Double glazed windows to the front and radiator.

Re-Fitted Family Kitchen 19' 4"(max) x 14' 7"(max) (5.89m x 4.44m)

Double glazed window to the front, ceiling spot lights, radiator and underfloor heating, fine range of base units, work surface areas, feature sink with mixer tap, integral oven, microwave and warmer drawer, integrated fridge/freezer and dishwasher, central island feature incorporating 5 ring gas hob and cooker hood. 2 Bi-Fold doors opening onto the rear garden.



First Floor Landing

Double glazed window to the front, useful built in storage cupboard, radiator and doors off to all First Floor Accommodation.

Bedroom One 14' 6"(max) x 12' 9"(max) (4.42m x 3.88m)

2 Double glazed windows to the rear providing pleasant distant views of the surrounding area, double glazed window to the side, 2 radiators, attractive feature fire surround with hearth housing inset coal effect fire.

Bedroom Two 14' 7" x 9' 1" (4.44m x 2.77m)

Double glazed window to the front, 2 radiators and double glazed window to the rear providing pleasant outlook.

Bedroom Three 11' 1" x 9' 10" (3.38m x 2.99m)

Double glazed window to the rear with pleasant outlook. Radiator.

Bedroom Four 11' 11"(plus recess) x 7' 10"(max) (3.63m x 2.39m)

3 Double glazed windows to the front, and radiator.

Re-Fitted Bathroom 8' 6" x 5' 1" (2.59m x 1.55m)

Double glazed window to the side, radiator, and superb suite comprising :- Feature bath, low level flush wc, and wash handbasin.

Front

Good sized In/Out drive providing off road parking and leading to the accommodation.

Garage 14' 0" x 8' 0" (4.26m x 2.44m)

Double opening doors to the front.

Rear Garden

Pleasant rear garden with patio, lawn area and side access gate to both sides.

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. 59.4 sq. metres (639.0 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(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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