



humberstones
homes

854 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B69 4RS

£170,000





LOCATION

The property occupies a pleasant position within this very convenient location and is handy for local shopping facilities (including large Asda and Aldi stores), amenities and schools, whilst Wolverhampton Road provides direct access into Birmingham City Centre, and M5 Motorway (J2) is just a short distance away enabling commuting to the surrounding areas. The property can be located set back in a small service road on Wolverhampton Road near to the junction with St. Michaels Crescent as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a thoughtfully improved 3 bedroom semi detached home within this very convenient location, offering well presented accommodation and briefly comprising :- On the ground floor is an Entrance hall, spacious through lounge/dining area and extended kitchen. First floor provides 3 bedrooms and bathroom. Outside is a pleasant, good sized rear garden. Double glazed and gas radiator heating. EPC rating C.

Entrance Hall

Double glazed window to the side, radiator, staircase rising to the first floor, and understair storage cupboard.

Through Lounge/Dining Area 24' 2" (into bay and up to patio door) x 10' 4" (max) (7.36m x 3.15m)

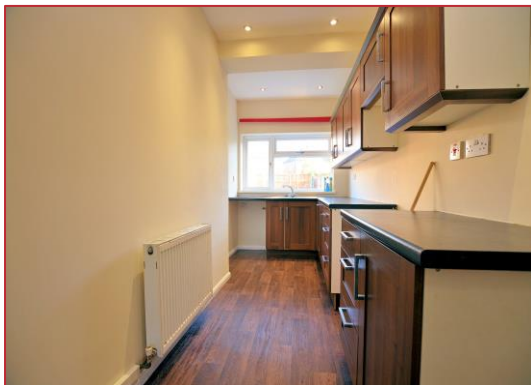
Double glazed bay window to the front, 2 radiators, and double glazed sliding patio door to the rear garden.

Extended Kitchen 16' 1" (max) x 5' 10" (plus recess) (4.90m x 1.78m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, ceiling spot lights, central heating boiler, double glazed door to the rear garden.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First floor Accommodation.



Bedroom One 12' 1" (into bay) x 10' 4" (max) (3.68m x 3.15m)

Double glazed bay window to the front. Radiator.

Bedroom Two 10' 11" (max) x 9' 6" (max) (3.32m x 2.89m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 10" x 6' 5" (2.39m x 1.95m)

Double glazed window to the rear. Radiator.

Bathroom 6' 5" x 5' 4" (1.95m x 1.62m)

Double glazed window to the side, heated towel rail and suite comprising :- Bath, low level flush wc and pedestal wash hand basin.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, lawn area and pathway.

Tenure

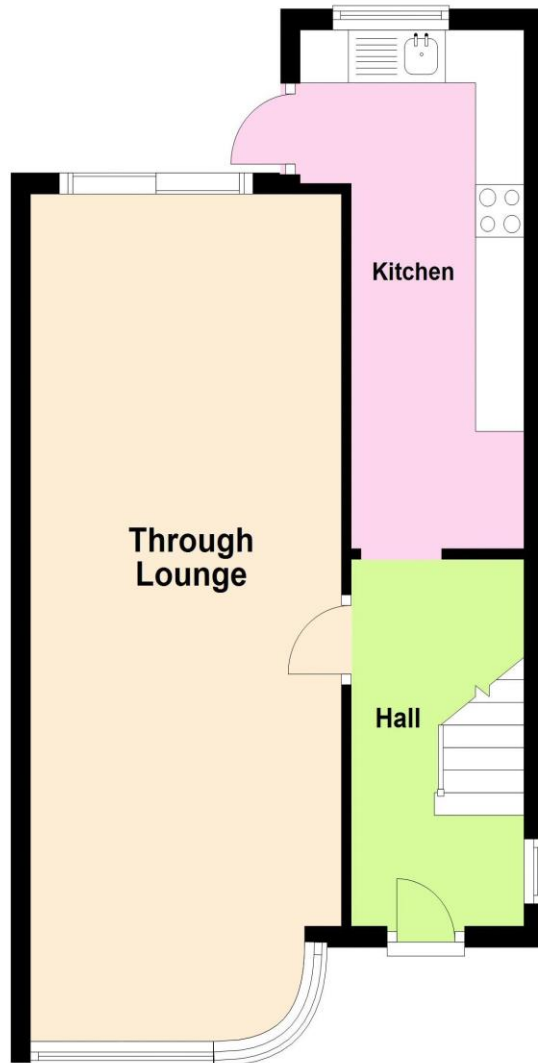
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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. 41.6 sq. metres (447.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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