



humberstones
homes

15 HANCOX STREET, OLDBURY, WEST MIDLANDS, B68 9LQ
£225,000





LOCATION

Hancox Street is a popular cul-de-sac location, situated just off Moat Road and is handy for local shops and amenities with schools including the recently built Q3 Academy in Moat Road close by. There are good public transport links with busses into the city centre and Rowley Regis train station less than two miles and a five minute drive away, plus easy access onto the M5 via the Wolverhampton Road. The property can be found by turning off Wolverhampton Road into Brandhall Road, at the island take the second exit into Moat Road and First right into Hancox Street where the property is situated on the right hand side tucked away at the end of the cul-de-sac as indicated by the agents for sale board.

DESCRIPTION

Great opportunity to acquire this three bed detached home tucked away in the corner of a popular cul-de-sac with plenty of parking and the bonus of a detached garage. In need of some updating the property has no upward chain and is ready to move into. The accommodation briefly comprises on the ground floor of, entrance hall, lounge and kitchen diner to the rear. At first floor level there are three bedrooms and shower room. Externally to the rear there is a and enclosed low maintenance garden and secure gated to the side in front of the garage. the property benefits from UPVC double glazing and gas central heating. EPC Rating: D

UPVC door leads to entrance hall.

Entrance Hall

Having double panel radiator, ceiling light point, stairs rising to first floor landing and door to lounge.

Lounge 16' 3" max x 11' 7" max (4.95m x 3.53m)

Front Facing - Having double panel radiator, ceiling light point and door to kitchen/diner.

Kitchen/Diner 14' 7" x 10' 6" (4.44m x 3.20m)

Rear Facing - Fitted with wall and base units with worksurfaces over, inset sink, space for cooker, space for appliances, double panel radiator, wall mounted gas central heating boiler, two ceiling light points, under stairs store and door to side.



First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space, ceiling light point and airing cupboard.

Bedroom One 13' 0" x 8' 5" (3.96m x 2.56m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling light point.

Bedroom Two 11' 7" x 8' 6" (3.53m x 2.59m)

Rear Facing - Having built in wardrobe, single panel radiator and ceiling light point.

Bedroom Three 9' 9" max x 6' 0" max (2.97m x 1.83m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling light point.

Shower Room

Rear Facing - Fitted with shower cubicle having electric shower, low level wc, pedestal hand basin, single panel radiator, and ceiling light point.

Frontage

Having driveway with ample parking and low maintenance frontage, ideal for conversion to provide further parking. Double gates provide access to the side with further parking and access to the garage.

Detached Garage

Single garage with up and over door.

Rear Garden

Low maintenance paved enclosed garden with borders.

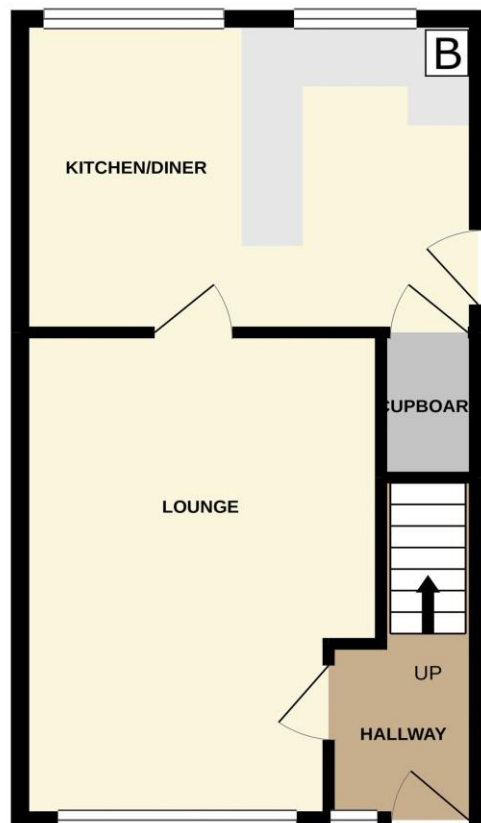
Tenure

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.

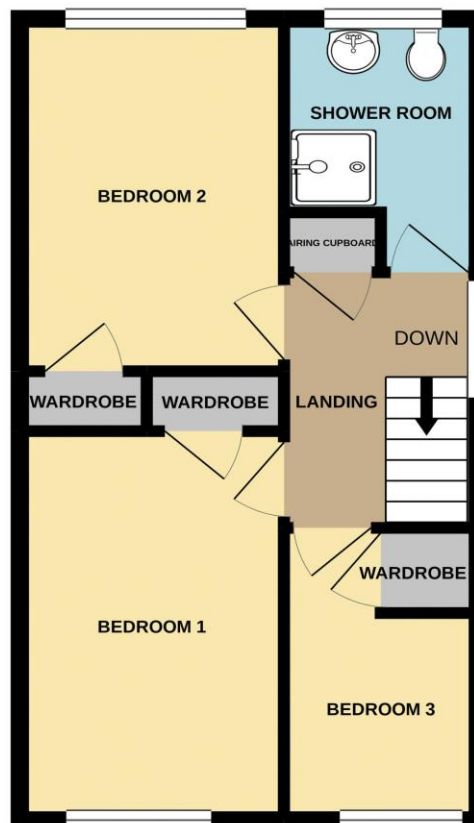
Property Related Services

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.

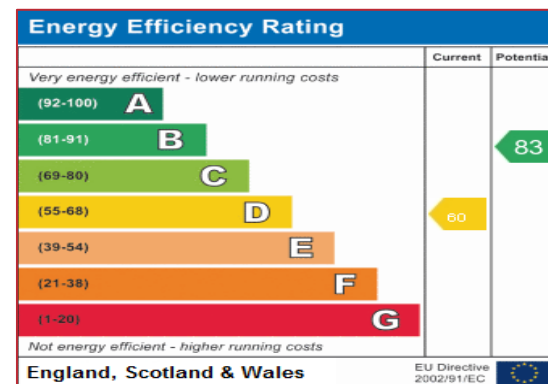
GROUND FLOOR



1ST FLOOR



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