



humberstones
homes

79 BROADWAY, OLDBURY, WEST MIDLANDS, B68 9DP

£360,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst direct access to Wolverhampton Road enables commuting into Birmingham City Centre whilst M5 Motorway (J2) is just a short distance away. The property can be located turning off Wolverhampton Road into Broadway where the property is situated a short distance along, set back in a slip road on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a very impressive, vastly extended and fully refurbished, spacious 4 bedroom semi detached family home in popular location. The property has been renovated to an extremely high standard to include underfloor heating on the ground floor, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance vestibule area, downstairs shower room, lounge, superb extended and re-fitted open plan family dining kitchen/Sitting area. First floor provides 3 good sized bedrooms and re-fitted shower room and second floor/loft conversion offers spacious principle bedroom with shower room en-suite. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Vestibule Area

Opening through to the accommodation.

Walk In Store

Built in storage cupboard housing the central heating boiler and door leads through to :-

Downstairs Shower Room 6' 2" x 5' 1" (1.88m x 1.55m)

Double glazed window to the front, heated towel rail and suite comprising :- WC, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Lounge 17' 2"(into bay) x 9' 7" (5.23m x 2.92m)

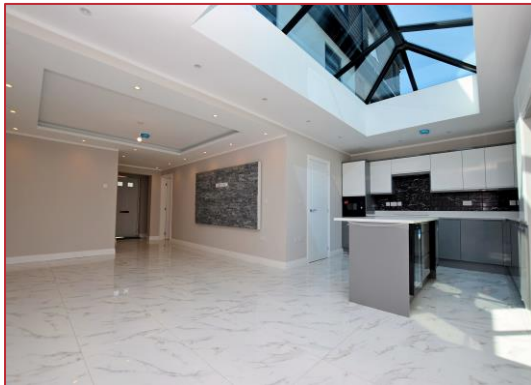
Double glazed bay window to the front, underfloor heating, feature tiled floor, door to rear Vestibule Area.

Open Plan Extended and Re-Fitted Family Kitchen 24' 4"(max) x 22' 0"(max) (7.41m x 6.70m)

L-Shaped, Superb feature of the property with double glazed window to the rear, underfloor heating, feature tiled floor, large roof window, ceiling spot lights, fine range of base and wall mounted units, work surface areas, single drainer sink with ornate mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated microwave and dishwasher, central island feature, complimentary tiling to the walls, double glazed double opening doors to the rear garden and further door leads through to :-

Inner Hall

Staircase rising to the first floor, tiled floor, door to Lounge



First Floor Landing

Staircase rising to Second Floor/Loft Conversion, double glazed window to the rear, and doors off to all First Floor Accommodation.

Bedroom Two 12' 3"(into bay and recess) x 11' 3"(max) (3.73m x 3.43m)

Double glazed bay window to the front providing pleasant outlook. Radiator.

Bedroom Three 11' 1" x 8' 4"(max) (3.38m x 2.54m)

Double glazed window to the front and radiator.

Bedroom Four 9' 4"(max) x 9' 2"(max) (2.84m x 2.79m)

Double glazed window to the rear. Radiator.

Re-Fitted Shower Room 5' 10" x 5' 6" (1.78m x 1.68m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Second Floor Loft Conversion

Door leads to :-

Bedroom One 18' 2"(max into recess) x 14' 5"(max) (5.53m x 4.39m)

Double glazed window to the rear with pleasant outlook, radiator, built in storage cupboards, skylight to the front and door leads through to :-

Shower Room En-Suite 5' 10" x 5' 1" (1.78m x 1.55m)

Double glazed window to the rear, heated towel rail and suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

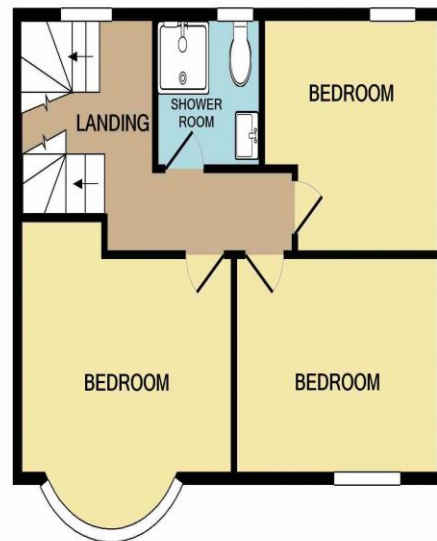
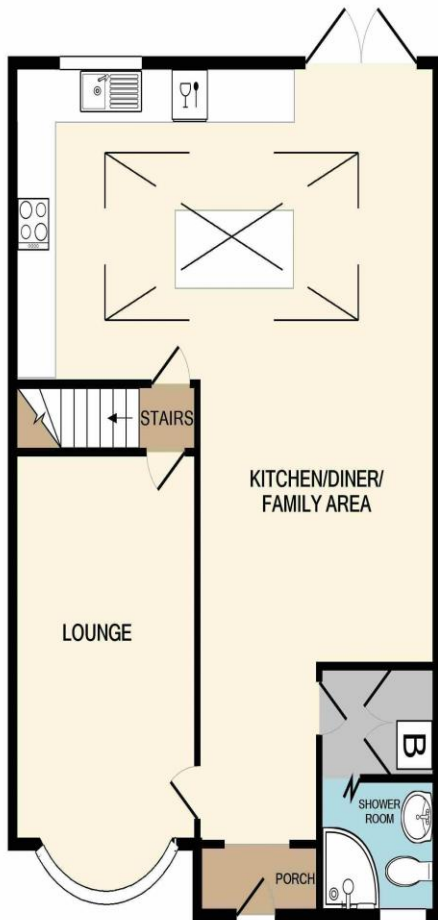
Pleasant rear garden with patio, lawn area and replacement fencing.

Tenure

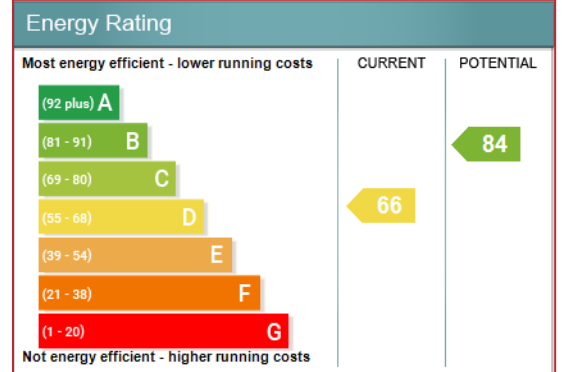
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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