



**humberstones**  
homes

77 OAK ROAD, OLDBURY, WEST MIDLANDS, B68 0BH

**£325,000**







## DESCRIPTION

Offered for sale is this extremely spacious 4 bedroomed semi detached family home set within the popular tree lined road Oak Road, and is handy for shopping facilities, amenities, bus route and schools, whilst nearby Hagley Road West enables commuting into Birmingham City Centre. The property offers well proportioned living accommodation throughout, is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall, dining room, spacious lounge leading to attractive conservatory, fitted breakfast kitchen and rear vestibule (having wc off). First Floor provides 4 bedrooms and bathroom. Staircase leads from the Landing to large loft space with 2 skylights and wash hand basin. Outside is a useful side store and pleasant good sized rear garden. Majority double glazed and Gas central heating. EPC rating D.

### Single glazed Porch

Double glazed front door and side double glazed panels lead through to :-

### Entrance Hall

Radiator, staircase rising to the First Floor, understair storage cupboard and doors off to :-

### Dining Room 14' 5''(into bay) x 10' 5'' (4.39m x 3.17m)

Double glazed bay window to the front. Radiator.

### Lounge 17' 8'' x 12' 0''(max) (5.38m x 3.65m)

Radiator, attractive feature fireplace with hearth housing inset coal effect living flame gas fire. Sliding patio door leads through to :-

### Conservatory 12' 10'' x 8' 7'' (3.91m x 2.61m)

Double glazed picture windows providing pleasant outlook over rear garden and beyond. Double glazed double opening doors onto the rear garden.

### Fitted Breakfast Kitchen 13' 10'' x 11' 10'' (4.21m x 3.60m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, twin bowl single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls and door leads through to :-

### Rear Vestibule Area

Central heating boiler, double glazed door to the rear garden, useful walk in store and door to :-

### Downstairs WC

With WC.

### First Floor Landing

Double glazed window to the side, radiator, door to the staircase rising to Loft Space and further doors off from the Landing lead to all First Floor Accommodation.

### Bedroom One 14' 4''(to back of wardrobe) x 10' 4''(to back of wardrobe) (4.37m x 3.15m)

Double glazed window to the rear providing pleasant distant views of the surrounding area, radiator and range of fitted furniture including wardrobes with hanging rail and storage, fitted dressing unit with drawers.

### Bedroom Two 15' 1''(into bay) x 10' 4''(max) (4.59m x 3.15m)

Double glazed bay window to the front, radiator and built in wardrobe with hanging rail and storage.

### Bedroom Three 7' 3'' x 6' 6'' (2.21m x 1.98m)

Double glazed window to the side. Radiator.

### Bedroom Four 8' 1''(to back of wardrobe) x 7' 3'' (2.46m x 2.21m)

Double glazed window to the front, radiator and built in wardrobe with mirrored sliding doors, hanging rail, storage and shelving.

### Bathroom 9' 1'' x 6' 2'' (2.77m x 1.88m)

Double glazed window to the rear, radiator and suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

### Loft Space 18' 2''(max) x 11' 11''(max) (5.53m x 3.63m)

Skylight to the rear and side, radiator, wash handbasin and storage space.

### Front

Drive providing off road parking and leading to the accommodation.

### Useful Side Store/Narrow Garage

With double opening doors to the front.

### Rear Garden

Pleasant good sized rear garden with patio, decking area, lawn, shrub border, additional garden area at the rear.

### 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 £240 per transaction.

GROUND FLOOR
1ST FLOOR
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 80        |
| (55-68)  | <b>D</b> | 61                      |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | 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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