



humberstones
homes

40 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4SY
£175,000





LOCATION

The property occupies a pleasant position within this convenient, established neighbourhood and is handy for local shopping facilities available within Langley High Street, whilst Langley Green Train Station is just a short distance away which enables easy access into Birmingham City Centre. M5 Motorway (J2) allows commuting to the surrounding areas. The property can be located turning off Langley High Street into Clay Lane where the property is then situated a distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and well presented 3 bedroomed mid terrace family home conveniently situated for local shopping facilities and Train station, offering the following accommodation :- On the ground floor is an entrance porch, spacious lounge, and dining kitchen, First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant rear garden and garage at the rear. Double glazed and Gas radiator heating. EPC rating D.

Entrance Porch

Useful built in storage cupboard and door leads through to :-

Lounge 15' 0" x 14' 10"(max) (4.57m x 4.52m)

Double glazed window to the front, 2 radiators, staircase rising to the first floor, attractive feature fire surround with hearth and door leads through to :-

Dining Kitchen 14' 10" x 9' 7" (4.52m x 2.92m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, central heating boiler, complimentary tiling to the walls, and double glazed door to the rear garden.



First Floor Landing

Built in storage cupboard, loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 10"(plus storage cupboard) x 8' 1" (3.60m x 2.46m)

Double glazed window to the front, radiator and built in storage cupboard.

Bedroom Two 11' 0"(plus storage cupboard) x 8' 1" (3.35m x 2.46m)

Double glazed window to the rear, radiator. Built in storage cupboard.

Bedroom Three 8' 8" x 6' 5" (2.64m x 1.95m)

Double glazed window to the front. Radiator.

Re-Fitted Shower Room 6' 5"(max) x 5' 6"(max) (1.95m x 1.68m)

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 tiling to the walls.

Front

Lawn foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, pathway and rear access gate.

Garage

At the rear, with up and over door, accessed via side secure gated shared access.

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.

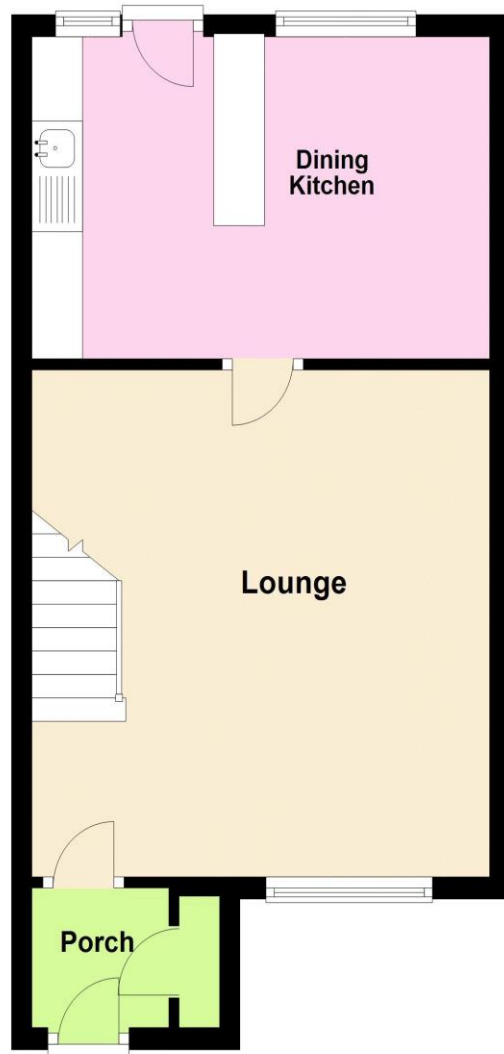
Property Related Services

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.



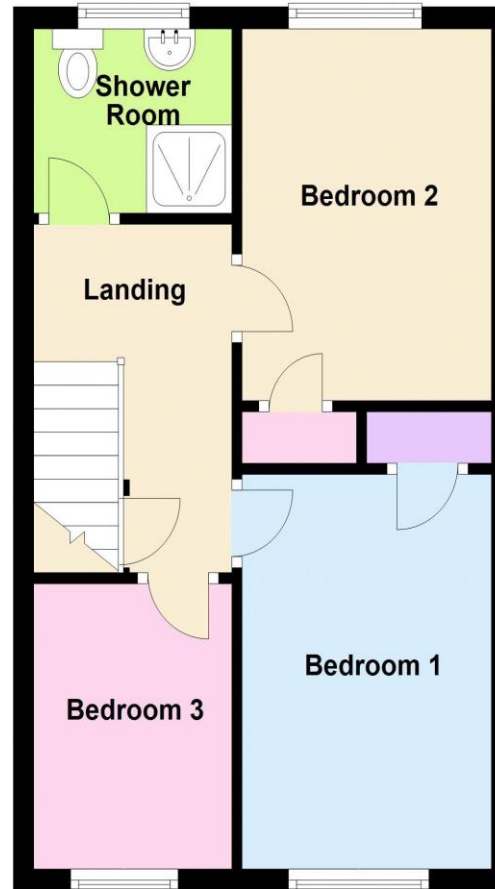
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | 66 |
| (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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



