



humberstones
homes

2 APSLEY CLOSE, OLDBURY, WEST MIDLANDS, B68 0QS

£210,000





LOCATION

Apsley Close is a small cul-de-sac located just off Apsley Road and is handy for shopping facilities (including Asda store), amenities, cinema, gym, and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Kingsway, then first left into Apsley Road, left again into Apsley Close where the bungalow is situated a short distance along.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a good sized 2 bedroom link detached bungalow in pleasant cul-de-sac position, having a drive providing off road parking and comprising the following accommodation, all on the ground floor. Porch, entrance hall, lounge, kitchen, 2 bedrooms and shower/wet room. Outside is a garage and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Porch

Single glazed front door leads through to :-

Entrance Hall

Radiator, loft access, built in storage cupboard and doors off to :-

Lounge (L-shaped) 14' 0"(max) x 13' 10"(max) (4.26m x 4.21m)

Double glazed window to the rear and radiator.

Kitchen 10' 2" x 10' 1" (3.10m x 3.07m)

Double glazed window to the rear, radiator, base units, rolled top work surface area, wall cupboards, single drainer sink with cupboard below, central heating boiler, complimentary tiling to the walls and door to Garage.

Bedroom One 10' 2"(max) x 9' 0" (3.10m x 2.74m)

Double glazed bow window to the front, radiator and fitted wardrobe with hanging rail and storage.

Bedroom Two 10' 2" x 9' 0" (3.10m x 2.74m)

Double glazed window to the front and radiator.

Shower/Wet Room 7' 2" x 5' 6" (2.18m x 1.68m)

Double glazed window to the side, radiator, wash handbasin, wc, shower and tiling to the walls.

Front

Drive at the side providing off road parking.

Garage 20' 2" x 8' 6"(plus recess) (6.14m x 2.59m)

Up and over door, door to Kitchen and door to the rear garden.

Rear Garden

Pleasant rear garden with patio, lawn area, shrub border 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. 69.2 sq. metres (745.1 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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



