





LOCATION

Elmdale is situated just off Woodbury Road within the popular area of Halesowen and is handy for shopping facilities (including large Asda store), amenities and bus route, whilst the local major road network enables commuting into Birmingham City Centre, M5 Motorway (J3) and further to the surrounding areas. The property can be located turning off Hagley Road West into Woodbury Road, then second right into Elmdale, where the bungalow is then situated on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 2 Bedroom detached bungalow occupying a pleasant cul-de-sac position within this popular location, set back behind a drive providing off road parking and leading to the following accommodation, all on the ground floor. Entrance hall, spacious lounge, extended breakfast kitchen, 2 good sized bedrooms and bathroom. Outside is a garage and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Entrance Hall

Radiator, loft access and doors off to :-

Lounge 17' 8" x 11' 3" (5.38m x 3.43m)

Radiator, double glazed sliding patio door to the rear garden, and door leads through to :-

Extended Breakfast Kitchen 16' 2" (max overall) x 9' 6" (max) (4.92m x 2.89m)

Double glazed window to the rear and side, radiator, base units, work surface area, wall cupboards, double drainer sink with mixer tap, integral 4 ring gas hob, central heating boiler, complimentary tiling to the walls, breakfast area, and door to Garage.

Bedroom One 11' 2" (to back of wardrobe) x 9' 10" (3.40m x 2.99m)

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

Bedroom Two 9' 10" (to back of wardrobe) x 9' 6" (max) (2.99m x 2.89m)

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



Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

Double glazed window to the side, heated towel rail, wc, wash handbasin, walk in bath with shower over, tiling to the walls,

Front

Drive providing off road parking and leading to the accommodation.

Garage 17' 3" x 10' 11" (5.25m x 3.32m)

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

Rear Garden

Pleasant rear garden with decking area, patio, and further garden area.

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. 74.6 sq. metres (802.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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