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homes

332 HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0PA  
**£285,000**





#### LOCATION

The property occupies a pleasant position within this popular sought after location and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West provides direct access into Birmingham City Centre and then further to the surrounding areas. The property can be located travelling along Hagley Road West towards Birmingham, and is situated on the left hand side between the junction with Birch Lane and Birch Road as indicated via the agents for sale board.

#### DESCRIPTION

This is a superb, spacious 3 bedroomed semi detached family home in popular location, handy for gaining access into Birmingham City Centre. The property has been considerably improved by current vendors, including new roof on kitchen, garage and utility areas, and replacement central heating boiler. The property is set back from the road behind a large drive providing off road parking and leading to the accommodation. On the ground floor is an entrance hall, spacious lounge, superb open plan sitting room opening through to fitted kitchen (with integral oven/hob and integrated dishwasher), utility (having downstairs wc off). First floor provides 3 bedrooms and super re-fitted shower room. Outside is a side garage/useful store and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

#### Entrance Hall

Radiator, staircase rising to the First Floor.

#### Lounge 12' 10"(into bay) x 10' 6"(max) (3.91m x 3.20m)

Double glazed bay window to the front. Radiator.

#### Feature Open Plan Sitting Room opening to Kitchen

Comprising :-

#### Sitting Room 16' 4"(max overall) x 13' 10"(max) (4.97m x 4.21m)

Radiator, double glazed double opening doors onto the rear garden, useful understairs storage cupboard, door to Utility and archway leads through to:-

#### Fitted Kitchen 14' 0" x 6' 5" (4.26m x 1.95m)

Double glazed window to the rear and side, radiator, feature skylight, fine range of base units, work surface area, wall cupboards, plate rack, integral double oven, 4 ring electric hob and cooker hood above, single drainer sink with ornate mixer tap, integrated dishwasher, ceiling spot lights and complimentary tiling to the walls,

#### Utility 12' 4" x 5' 11"(max) (3.76m x 1.80m)

Work surface area, single glazed door to the rear garden, door to Garage /Store and folding door to :-



#### Downstairs WC

Double glazed window to the rear, wc and wash handbasin.

#### First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

#### Bedroom One 13' 10"(into bay) x 10' 6"(to back of storage cupboard) (4.21m x 3.20m)

Double glazed bay window to the rear, radiator and built in storage cupboard with shelving.

#### Bedroom Two 13' 2"(into bay) x 10' 0"(max) (4.01m x 3.05m)

Double glazed bay window to the front. Radiator.

#### Bedroom Three 6' 0" x 5' 11" (1.83m x 1.80m)

Double glazed window to the front and radiator.

#### Super Re-Fitted Shower Room 7' 5" x 5' 6" (2.26m x 1.68m)

Double glazed window to the rear, heated towel rail and under floor heating. Superb suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door and shower.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage/Useful Store 13' 2" x 6' 5" (4.01m x 1.95m)

Double doors to the front, central heating boiler.

#### Rear Garden

Pleasant rear garden with patio, shaped lawn, 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.



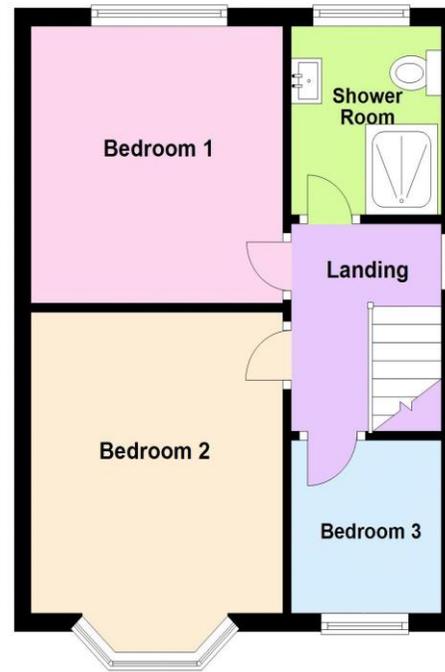
## Ground Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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