





LOCATION

Forest Road can be found in a sought after position in Oldbury close to it's borders with Halesowen & Quinton. The property occupies an ideal position for access to local shops & amenities along with excellent bus routes into Birmingham City Centre and motorway access at both junctions 2 & 3 of the M5. The property itself can be found by turning off the Hagley Road West into Stanley Road, left into Forest Road where the property can be found on the left hand side as indicated by the agent's For Sale board.

DESCRIPTION

Offered for sale is this superb, spacious and extended 4 bedroom semi detached family home which has been much improved by current vendors to provide a well planned and presented property, set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge with double doors to dining room, enlarged kitchen, and conservatory with downstairs wc off. First Floor provides 3 bedrooms (master having re-fitted shower room en-suite), additional shower room. Second floor loft conversion/Bed 4. Outside is a Garage/useful store and pleasant good sized rear garden with feature decking area. Double glazed and gas central heating. EPC rating D.

Porch

Single glazed front door with side single glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Dining Room 15' 2"(into bay) x 10' 5"(max) (4.62m x 3.17m)

Double glazed bay window to the front, radiator, traditional style feature fireplace and double doors lead through to :-

Lounge 15' 8"(into door recess) x 11' 11"(max) (4.77m x 3.63m)

Double glazed window to the rear, radiator, attractive feature fire surround, return door to the Hall, and double glazed double opening doors onto the rear garden.

Kitchen 12' 8"(max) x 11' 7"(max) (3.86m x 3.53m)

Double glazed window, base units, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, understair store/pantry and door leads through to :-

Conservatory 14' 4"(max) x 9' 1"(max) (4.37m x 2.77m)

Double glazed picture windows looking over the rear garden, radiator and double glazed double opening doors onto the rear garden. Door leads to :-

Downstairs WC

Low level flush wc and wash handbasin.

First Floor Landing

Double glazed window to the side, staircase rising to Second Floor and doors off to :-

Bedroom One 15' 6"(into bay) x 11' 8"(to back of wardrobe) (4.72m x 3.55m)

Double glazed bay window to the rear providing pleasant outlook, radiator, fitted wardrobes with sliding doors and hanging rail. Door from the Bedroom leads through to :-

Shower Room En-Suite 8' 0"(max) x 5' 8"(max) (2.44m x 1.73m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Bedroom Two 12' 9"(into bay but not including storage recess) x 10' 6"(max) (3.88m x 3.20m)

Double glazed bay window to the front, radiator and useful storage recess.

Bedroom Three 7' 2" x 5' 10" (2.18m x 1.78m)

Double glazed window to the front and radiator.

Shower Room 8' 5" x 3' 1" (2.56m x 0.94m)

Double glazed window to the side, wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Second Floor Landing

Door leads through to :-

Bedroom Four/Study 9' 10"(max) x 9' 7"(plus storage recess) (2.99m x 2.92m)

Double glazed window to the rear with lovely distant views of the surrounding area. Useful storage recess.

Front

Drive providing off road parking and leading to the accommoation.

Garage 15' 4" x 7' 2" (4.67m x 2.18m)

Having double doors leading to the front.

Rear Garden

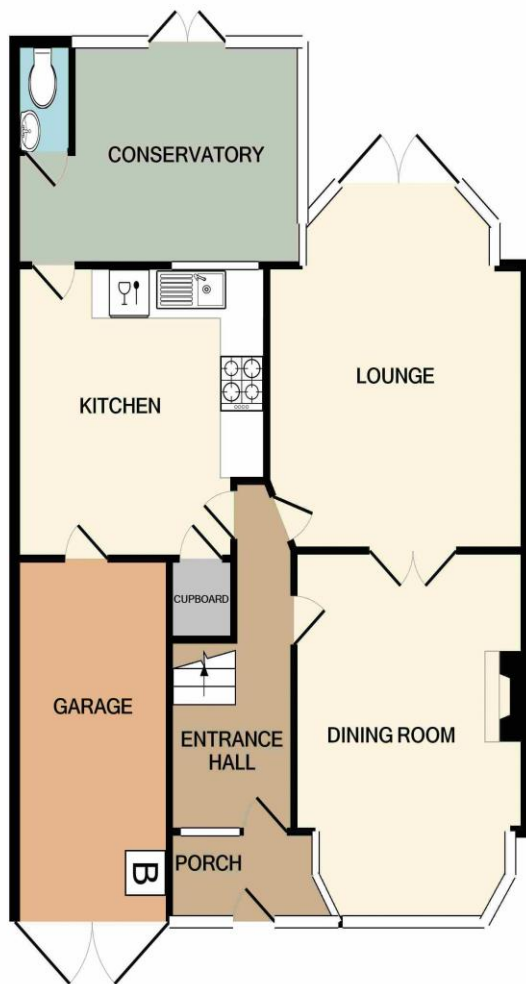
Pleasant good sized rear garden offering a superb feature of the property, having been thoughtfully altered by current vendors to now include feature decking area, and steps lead down to good sized lawn.

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

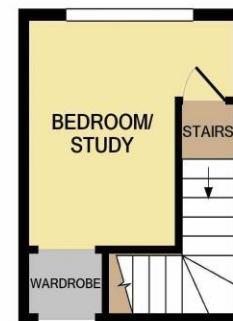
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



GROUND FLOOR

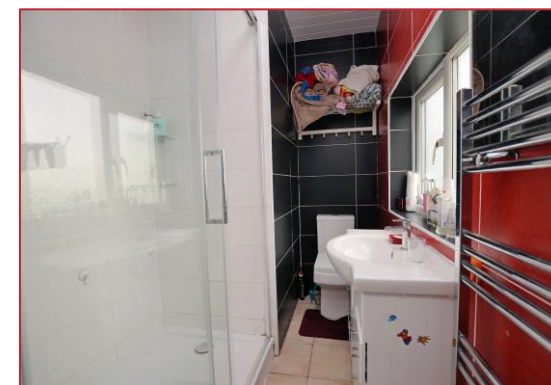


1ST FLOOR



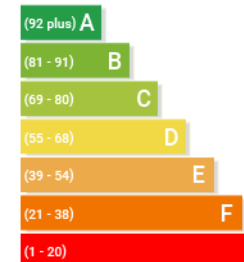
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021



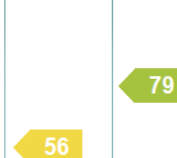
Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL



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



