



humberstones
homes

10 PRINCES WAY, OLDBURY, WEST MIDLANDS, B68 0PB
Offers in Excess of £220,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst Rowley Regis train station is a short distance away (with free parking). The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Kingsway into Oldacre Road and left into Princes Way, follow the road around to the right where the property is then situated a short distance along.

DESCRIPTION

Spacious and modern 3 storey townhouse with 3 DOUBLE bedrooms. Situated in a pleasant cul-de-sac position with two car drive. Good sized living accommodation which comprises the following: - On the ground floor is an entrance hall (with downstairs WC off), to door modern fitted kitchen with a range of base and wall units, integral oven/hob and plumbing for washing machine, door to spacious lounge with understairs storage and access to pleasant rear garden and decking area. First floor provides 2 double bedrooms and family bathroom, second floor offers large principle bedroom (with shower room en-suite). Double glazed and gas central heating. EPC rating C.

Entrance Hall

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

Downstairs WC

Double glazed window to the front, radiator, low level flush wc, and wash handbasin.

Fitted Kitchen 11' 0" x 7' 7" (3.35m x 2.31m)

Double glazed window to the front, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls.

Lounge 15' 8" x 14' 8" (4.77m x 4.47m)

2 Radiators, useful understairs storage cupboard and sliding patio door leads through to decking area

First Floor Landing

Radiator, staircase rising to the Second Floor and doors off to all First Floor Accommodation.



Bedroom Two (L-shaped) 14' 8" x 11' 7" (4.47m x 3.53m)

2 Double glazed windows to the front. Radiator.

Bedroom Three 14' 3" x 8' 1" (4.34m x 2.46m)

Double glazed window to the rear and radiator.

House Bathroom 10' 4" x 6' 5" (3.15m x 1.95m)

Double glazed window to the rear, radiator, built in store/airing cupboard and suite comprising :- Bath, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Second Floor Landing

Having built in cupboard and door:-

Bedroom One 19' 0" x 9' 5" (5.79m x 2.87m)

Double glazed window to the front, radiator, double fitted wardrobes, loft hatch and door leads to :-

En-suite Shower Room 7' 4" x 5' 4" (2.23m x 1.62m)

Skylight to the rear, radiator, and suite comprising:- Low level flush wc, wash handbasin and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with large decking area, lawn and storage shed

Allocated Parking

The agents are advised that there are 2 allocated parking spaces.

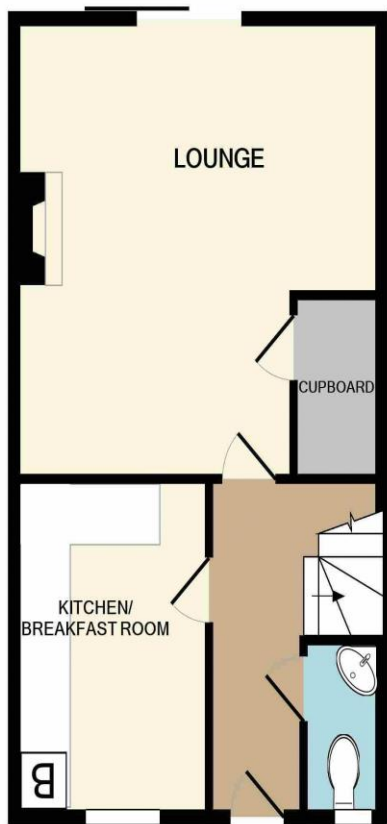
Tenure

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.

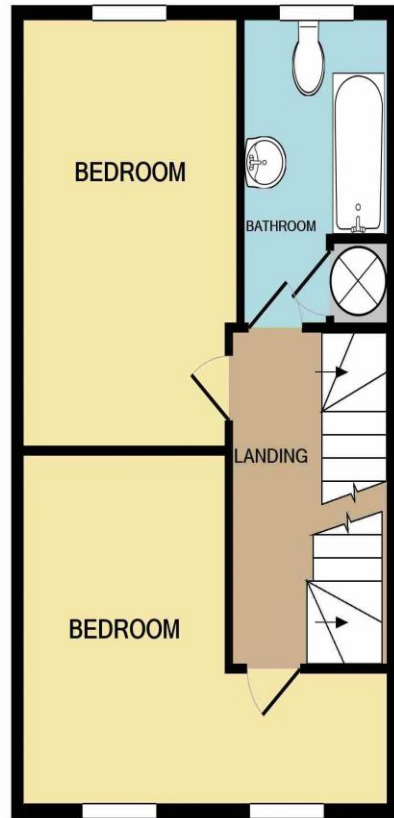
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GROUND FLOOR



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

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