



**humberstones**  
homes

29 CASTLE ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0EN

**£265,000**





### 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 Warley Woods/Golf course is just a short distance away. The local major road network enables direct access into Birmingham City Centre and M5 Motorway (J2). The property can be located turning off Wolverhampton Road into Castle Road West and is then situated a short distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a very well presented, extended 3 bedroomed semi detached family home in popular location. The property has been much improved by current vendors, and is set back behind a drive providing off road parking, leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, super open plan sitting/dining area and re-fitted kitchen. Side storage/utility area. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas central heating. EPC rating D.

#### Entrance Hall

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

**Lounge 11' 10"(into bay) x 10' 5"(max) (3.60m x 3.17m)**  
Double glazed bay window to the front and radiator.

**Open Plan Sitting area and Re-Fitted Kitchen 18' 0"(max) x 17' 3"(max) (5.48m x 5.25m)**  
Comprising :-

#### Sitting/Dining Area

Radiator, double glazed, double opening doors onto the rear garden and opening through to :-

#### Re-Fitted Kitchen Area

Double glazed window to the rear, radiator, fine range of quality base units, work surface area, single drainer sink with mixer tap, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer, breakfast bar, understair storage cupboard and door leads through to :-

#### Side Store/Utility area

Plumbing for washing machine.



#### 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' 5"(max) (4.21m x 3.17m)**  
Double glazed bay window to the rear providing pleasant outlook over rear garden. Radiator.

**Bedroom Two 12' 6"(into bay) x 10' 6" (3.81m x 3.20m)**  
Double glazed bay window to the front and radiator.

**Bedroom Three 7' 11" x 6' 5" (2.41m x 1.95m)**  
Double glazed window to the rear and radiator.

#### Re-Fitted Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Double glazed window to the front, heated towel rail and attractive suite comprising :- Bath with shower over, low level flush wc, wash handbasin and complimentary tiling to the walls.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Rear Garden

Pleasant good sized rear garden with patio, lawn area, stepping stone pathway, shrubbed border and further patio area at the rear.

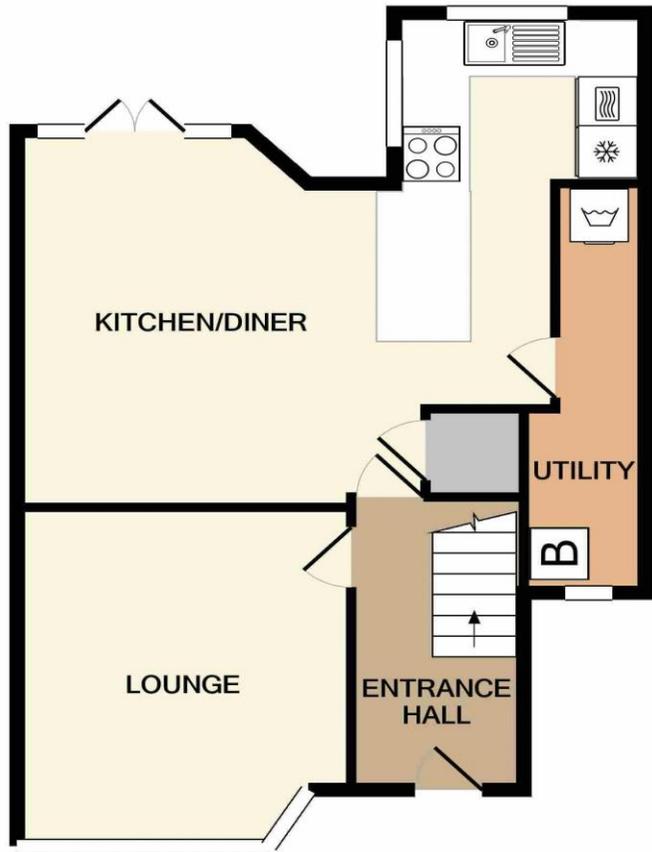
#### Tenure

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.

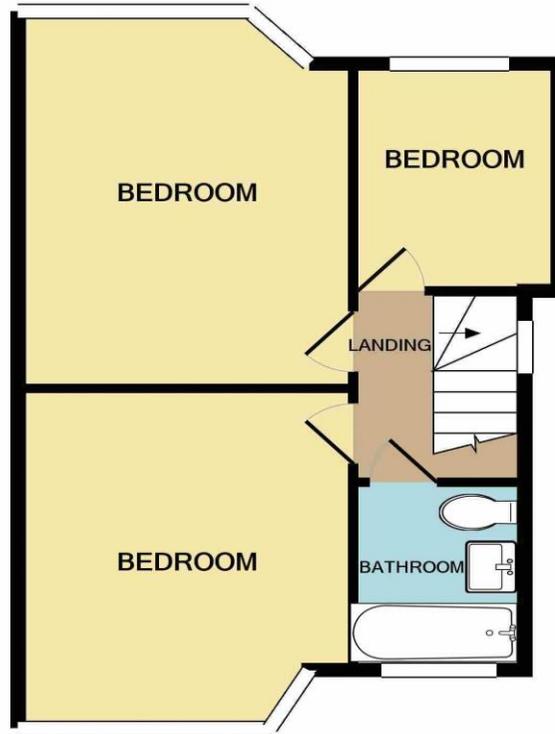
#### Property Related Services

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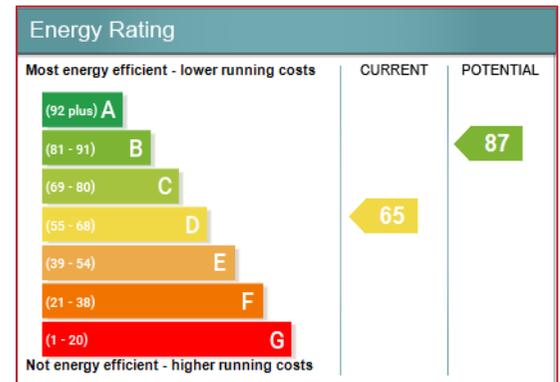


GROUND FLOOR



1ST 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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