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35 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0NH
£190,000





LOCATION

The property occupies a pleasant position within this convenient location and is handy for shopping facilities, amenities, and bus route, and Warley Woods/golf course is just a short distance away. Wolverhampton Road links directly with Hagley Road West and enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West at the junction with Wolverhampton Road, and the property is then situated a short distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 3 bedroom semi detached home convenient for gaining access into Birmingham City Centre, briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge (with double doors to) dining room, kitchen and side passage. First Floor provides 3 bedrooms, bathroom and separate wc. Outside is a pleasant rear garden and GARAGE at the rear of the garden. Part Double glazed and Gas Central Heating. EPC rating E.

Porch

Single glazed front door leads to :-

Entrance Hall

Single glazed window to the side, radiator, understair storage cupboard and doors off to :-

Lounge 13' 5"(into bay) x 10' 11"(max) (4.09m x 3.32m)

Double glazed bay window to the rear, radiator, fire surround and double doors lead through to :-

Dining Room 11' 11"(into bay) x 10' 11"(max) (3.63m x 3.32m)

Double glazed bay window to the front, radiator, tiled fireplace and hearth, return door to the Hall.

Extended Kitchen 17' 4"(max) x 6' 7"(max) (5.28m x 2.01m)

Double glazed window to side and rear, radiator, base units, work surface area, 1 x double and 1 x single wall cupboard, single drainer sink with cupboard below, central heating boiler and door to :-

Side Passage

Door to the front and door to rear garden.



First Floor Landing

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

Bedroom One 12' 4"(into bay) x 10' 11"(max) (3.76m x 3.32m)

Double glazed bay window to the front and radiator.

Bedroom Two 13' 6"(into bay) x 10' 11"(max) (4.11m x 3.32m)

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

Bedroom Three 6' 9" x 6' 1" (2.06m x 1.85m)

Double glazed window to the front. Radiator.

Bathroom 5' 11" x 5' 1" (1.80m x 1.55m)

Single glazed window to the side, radiator, bath, wash handbasin, and complimentary tiling to the walls.

Separate WC

Single glazed window to the side and WC.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with lawn area, well stocked shrub border, pathway and rear access gate.

Garage (At Rear) 18' 0" x 8' 0" (5.48m x 2.44m)

Accessed via shared rear access having double doors, and pedestrian door to the rear garden.

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.

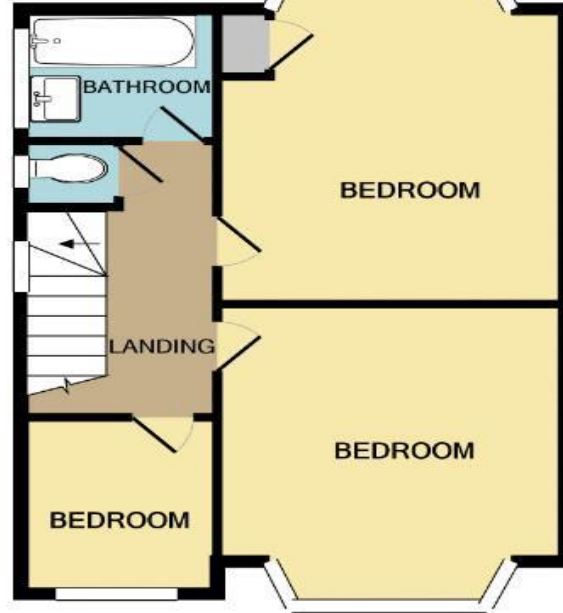
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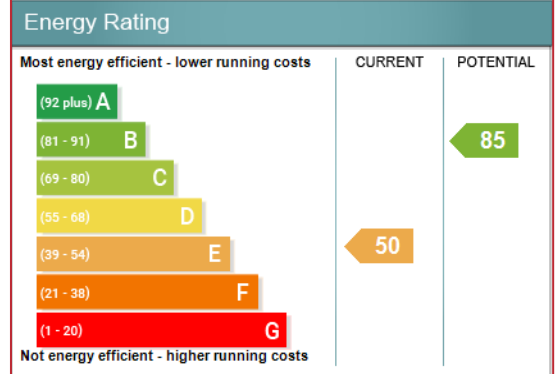


GROUND FLOOR



1ST FLOOR

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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Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



