



**humberstones**  
homes

372 MOAT ROAD, OLDBURY, WEST MIDLANDS, B68 8EG

**£240,000**







### LOCATION

Moat Road is a popular road set within this convenient, sought after neighbourhood, and is handy for local amenities, facilities and schools, whilst the local major road network enables commuting to M5 motorway (J2) and further to the surrounding areas.

### DESCRIPTION

This is a well presented, traditional style semi detached property having been thoughtfully improved by the present vendors. Occupying a pleasant position within this popular neighbourhood, with gas radiator heating, double glazing and briefly comprising :- On the ground floor is a porch, entrance hall, spacious through lounge with dining area, extended and fitted breakfast kitchen, utility and downstairs shower room. First floor providing 3 bedrooms (all having fitted wardrobes), and attractive bathroom. Outside is a drive providing off road parking, garage and pleasant rear garden. VIEWING ESSENTIAL. EPC rating D.

### Porch

Double glazed front door leads through to :-

### Entrance Hall

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

**Through Lounge/Dining Area 25' 2"(max overall and into bay) x 10' 0"(max) (7.66m x 3.05m)**

Comprising :-

### Dining Area

Double glazed bay window to the front, radiator, dado rail, and opening through to :-

### Lounge Area

Double glazed picture window to the rear, radiator, dado rail, attractive feature fire surround with hearth housing gas fire.

**Extended Kitchen 12' 7"(max) x 9' 10"(max) (3.83m x 2.99m)**

Double glazed window to the rear, radiator, range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, gas cooker point having cooker hood above, complimentary tiling to the walls, door to the garage, and further door leads through to :-

**Utility 5' 10" x 4' 9" (1.78m x 1.45m)**

Double glazed door to the rear garden, tiled floor, plumbing for automatic washing machine, work surface area, and door leads to :-



**Downstairs Shower Room 7' 10" x 5' 10" (2.39m x 1.78m)**

Double glazed window to the side, radiator, and suite comprising :- Low level flush wc, pedestal wash handbasin, and shower cubicle with screened door, shower fitment and complimentary tiling to the walls.

### First Floor Landing

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

**Bedroom One 12' 2"(into bay) x 9' 11"(max) (3.71m x 3.02m)**

Double glazed bay window to the front, radiator, and fitted wardrobe with hanging rail and storage.

**Bedroom Two 12' 11"(max) x 9' 11"(max)(3.93m x 3.02m)**

Double glazed window to the rear, radiator, and fitted wardrobe with hanging rail and storage.

**Bedroom Three 7' 0"(to back of wardrobe) x 6' 8"(max) (2.13m x 2.03m)**

Double glazed window to the rear, radiator, and fitted wardrobe with hanging rail.

**Bathroom 5' 11" x 5' 3" (1.80m x 1.60m)**

Double glazed window to the front, radiator, and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

### Outside

#### Front

Drive providing off road parking, and leading to the accommodation.

**Garage 14' 11" x 7' 2" (4.54m x 2.18m)**

Opening doors to the front, and door to the kitchen.

#### Rear Garden

Pleasant rear garden with slabbed patio, lawn area and garden shed.

#### 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.

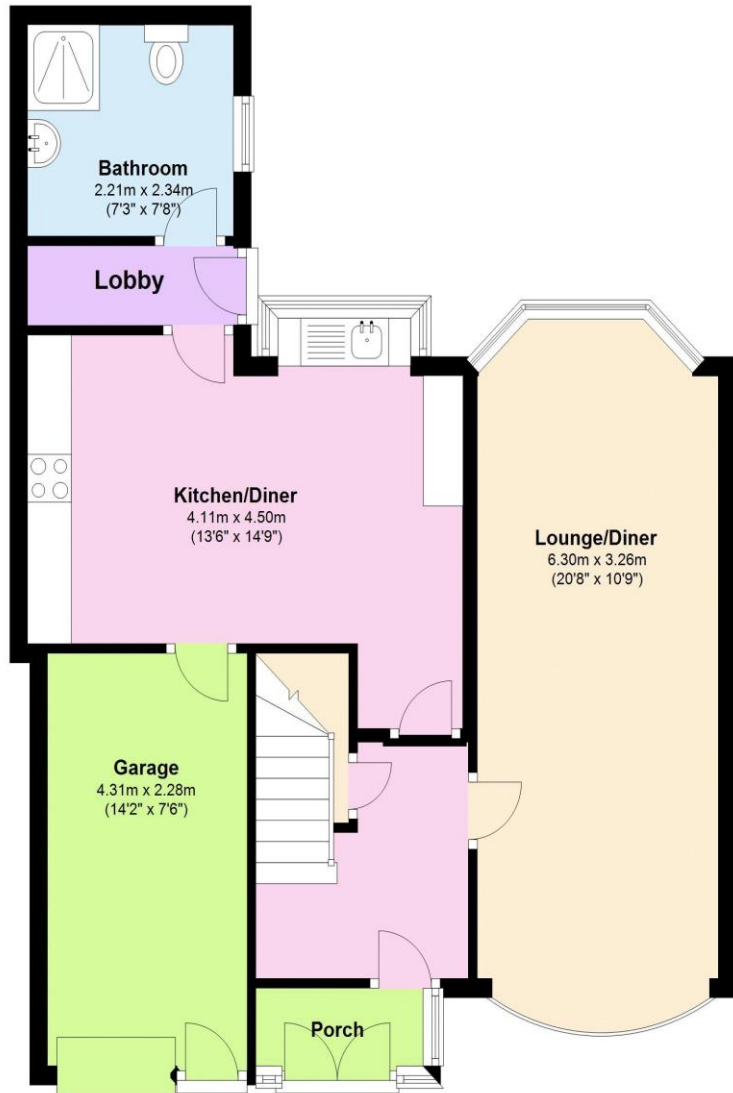
#### Property Related Services

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.



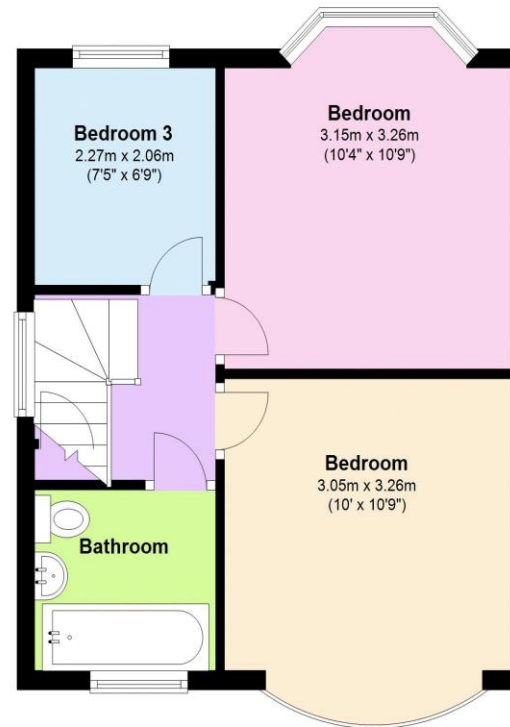
## Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
84		81	
59		51	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.

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





