



humberstones
homes

42 HOLLY ROAD, OLDBURY, WEST MIDLANDS, B68 0AS
£285,000





LOCATION

Holly Road is a very popular tree lined road set within this sought after location and is handy for shopping facilities, amenities, bus route and school, whilst Hagley Road West enables commuting into Birmingham City Centre. Wolverhampton Road provides access to M5 Motorway (J2). The property can be located turning off Hagley Road West into Stanley Road, then 3rd left into Holly Road where the property is situated a distance along on the right hand side.

DESCRIPTION

This is a very well presented and much improved, spacious and extended 3 bedroom semi detached family home in popular, sought after location. The property is set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall (with useful store off), downstairs wc, spacious 27FT through lounge, and super extended and re-fitted 22FT dining kitchen. First floor provides 3 bedrooms and re-fitted shower room. Outside is a useful side store and 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 :-

Useful Store

Central heating boiler and door to front storage.

Downstairs WC 6' 5" (max) x 5' 0" (max) (1.95m x 1.52m)

Wash handbasin and wc,

Spacious Lounge 27' 6" (max overall and into bay) x 12' 0" (max) (8.38m x 3.65m)

Double glazed bay window to the front, 2 radiators, and double doors lead through to :-

Extended and Re-Fitted Dining Kitchen 22' 7" x 10' 2" (6.88m x 3.10m)

Double glazed window to the rear, radiator, ceiling spot lights, fine range of base and wall mounted units, work surface area, twin bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, return door to the Hall, dining area and double glazed Bi-Fold doors to the rear garden.



First Floor Landing

Double glazed window to the front, radiator, built in storage cupboard, loft access and doors off to all First Floor Accommodation.

Bedroom One 15' 4" (into bay) x 10' 6" (4.67m x 3.20m)

Double glazed bay window to the front. Radiator.

Bedroom Two 11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Three 9' 6" (max) x 5' 4" (plus door recess) (2.89m x 1.62m)

Double glazed window to the rear and radiator.

Re-Fitted Bathroom 8' 2" (into shower recess) x 6' 6" (max) (2.49m x 1.98m)

Double glazed window to the side, bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Side Store 14' 1" x 5' 11" (4.29m x 1.80m)

Roller shutter door.

Rear Garden

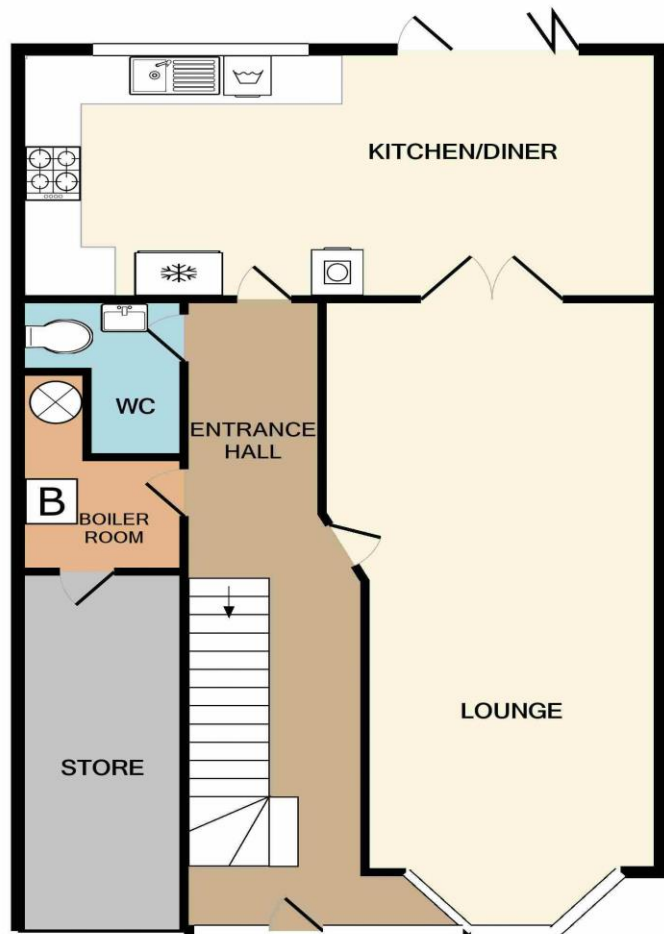
Pleasant good sized rear garden with patio, lawn, pathway and useful store.

Tenure

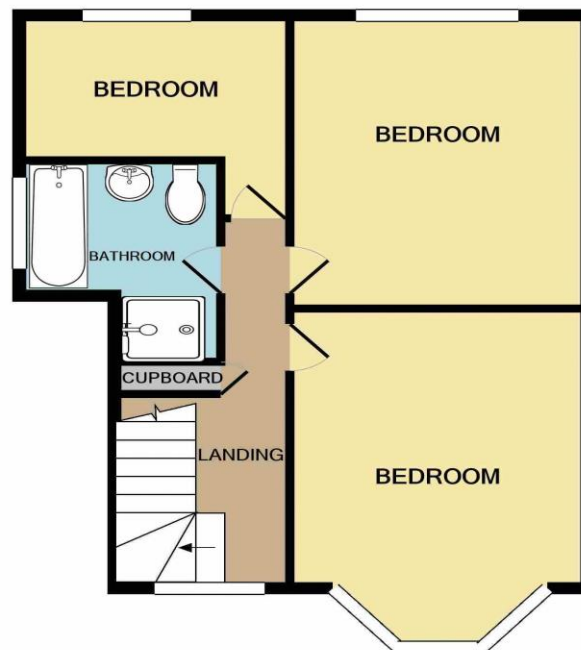
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



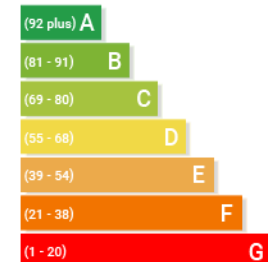
1ST FLOOR

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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Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

65

POTENTIAL

85



