



humberstones
homes

9 BASONS LANE, OLDBURY, WEST MIDLANDS, B68 9SH

£235,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities and bus route, whilst Langley Green Train Station is just a short distance away which enables commuting into Birmingham City Centre. Within the local area is also the new Aquatics centre being constructed for the Commonwealth games which is just off Londonderry Lane. The property can be located turning off Dog Kennel Lane into Basons Lane and is then situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious 3 bedroom semi detached home occupying a pleasant position within this popular location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, kitchen, and side verandah (with downstairs wc off). First Floor providing 3 bedrooms and bathroom. Outside is a narrow garage/useful store and good sized rear garden. Double glazed and Gas central heating. EPC rating E.

Porch

Single glazed front door with leaded detailing leads to :-

Entrance Hall

Staircase with handrail rising to the First Floor, understair storage cupboard and doors off to :-

Lounge 15' 6"(max) x 10' 5"(max) (4.72m x 3.17m)

Double glazed window and door to the rear garden. Radiator.

Dining Room 14' 6"(into bay) x 9' 10"(max) (4.42m x 2.99m)

Double glazed bay window to the front and 2 radiators.

Kitchen 10' 1"(plus recess) x 8' 0"(plus recess) (3.07m x 2.44m)

Double glazed window to the rear, base units, work surface area, wall cupboards, double drainer sink with mixer tap, complimentary tiling to the walls, door leads through to :-

Side Verandah

Door to the rear garden, door to Garage/Store and further door leads to :-

Downstairs WC

Double glazed window to the side, wash hand basin and wc.



First Floor Landing

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

Bedroom One 16' 1"(into bay) x 10' 4"(to back of wardrobe) (4.90m x 3.15m)

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

Bedroom Two 15' 1"(into bay) x 9' 10"(max) (4.59m x 2.99m)

Double glazed bay window to the front and radiator.

Bedroom Three 6' 8" x 5' 10" (2.03m x 1.78m)

Double glazed window to the front. Radiator.

Bathroom 10' 0"(max) x 8' 0"(max) (3.05m x 2.44m)

Double glazed window to the rear, radiator, complimentary tiling to the walls and suite comprising :- Bath, wash handbasin, wc, and shower cubicle with screened door and shower.

Front

Drive providing off road parking and leading to the accommodation.

Narrow Garage/Useful Store 15' 8" x 7' 2" (4.77m x 2.18m)

Roller shutter door.

Rear Garden

Lawn area, pathway, and further garden area beyond, garden shed.

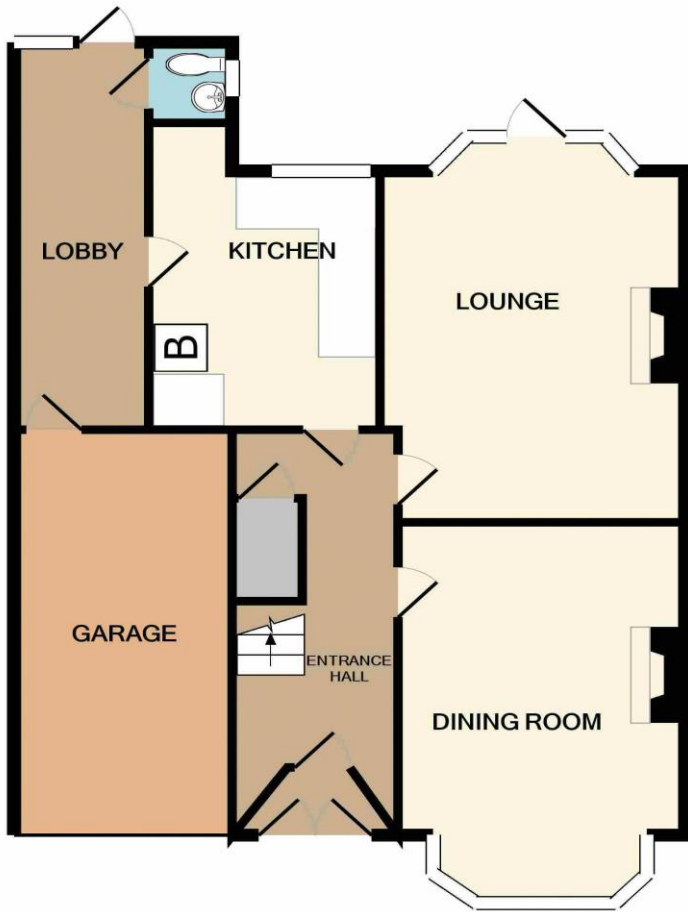
Tenure

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.



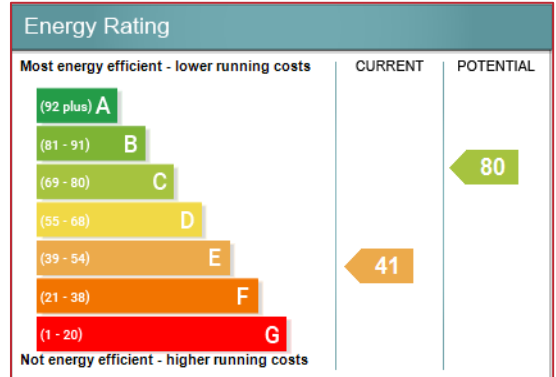


GROUND FLOOR



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



