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homes

22 WARWICK ROAD, OLDBURY, WEST MIDLANDS, B68 0NE
£335,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst Warley Woods is just a short distance away. The local major road network enables commuting into Birmingham City Centre and M5 Motorway (J2). The property can be located turning off Wolverhampton Road into Castle Road West and first left into Kenilworth Road, left again into Warwick Road where the property is situated a distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a superb, very well presented and considerably extended 4 bedroom semi detached family home in popular cul-de-sac position. Set back behind a drive providing off road parking and leading to the following accommodation. On the ground floor is a porch, entrance hall (with downstairs wc off), spacious lounge, folding doors lead through to Dining area opening to superb extended and re-fitted kitchen/family room. First floor provides 3 bedrooms and re-fitted bathroom and second floor offers large principle bedroom (having shower room en-suite). Outside is a pleasant rear garden with Garden room/Office at the rear. Double Glazed and Gas Central Heating. EPC rating E.

Porch

Double glazed front door leads to :-

Entrance Hall

Staircase rising to the first floor, understair storage cupboard and doors off to :-

Downstairs WC

Radiator, wash handbasin and wc.

Lounge 15' 10"(into bay) x 10' 5"(max) (4.82m x 3.17m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset fire, folding doors lead through to :-

Super extended and re-fitted kitchen opening through to Dining Area
Comprising :-

Dining Area 8' 10" x 8' 0" (2.69m x 2.44m)

Radiator, return door to the Hall and opening through to :-

Extended and Re-Fitted Kitchen 15' 2"(max) x 11' 5"(max) (4.62m x 3.48m)

Double glazed window to the rear, radiator, 3 skylights, fine range of base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven and microwave, 5 ring gas hob and cooker hood above, integrated fridge/freezer, dishwasher and washing machine, concealed central heating boiler. Double glazed double opening doors onto the rear garden.



First Floor Landing

Double glazed window to the side, staircase rising to Second Floor/Loft Conversion, and doors off to all First Floor Accommodation.

Bedroom One 11' 0"(max) x 9' 6"(max) (3.35m x 2.89m)

Double glazed window to the rear with pleasant distant views of the surrounding area. Radiator.

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.10m)

Double glazed window to the front and radiator.

Bedroom Three 7' 11" x 6' 4" (2.41m x 1.93m)

Double glazed window to the rear. Radiator

Re-Fitted Bathroom 5' 10" x 5' 3" (1.78m x 1.60m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- Jacuzzi style bath with shower over, wash handbasin, low level flush wc and tiling to the walls.

Second Floor/Loft Conversion.

Door leads through to :-

Bedroom Four 13' 6"(max) x 10' 9"(plus recess) (4.11m x 3.27m)

Double glazed window to the rear providing pleasant distant views of the surrounding area, radiator and skylight to the front. Door leads through to :-

Shower Room En-Suite 5' 7" x 4' 10" (1.70m x 1.47m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- 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.

Rear Garden

Pleasant rear garden with Decking area, steps lead down to lawn area, and pathway.

Office/Garden Room 15' 9" x 11' 4" (4.80m x 3.45m)

At the rear of the garden with Bi-Fold doors, and ceiling spot lights.

Tenure

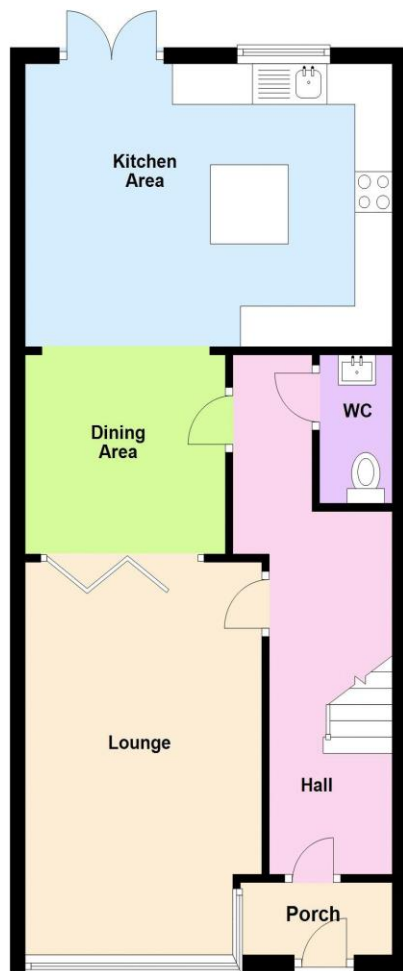
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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. 53.9 sq. metres (580.7 sq. feet)



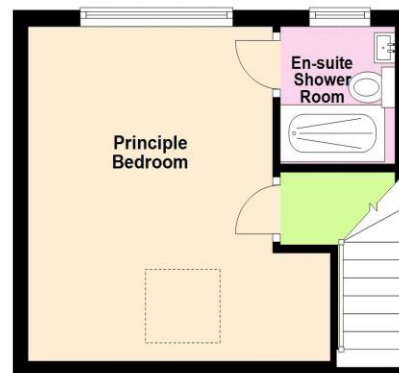
First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

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