



humberstones
homes

84 PEL CRESCENT, OLDBURY, WEST MIDLANDS, B68 8ST

£230,000





LOCATION

The property occupies a pleasant position upon this popular, modern development and is handy for shopping facilities, amenities and bus route, whilst the local major road network provides commuting into Oldbury Town Centre, whilst M5 Motorway (J2) is just a short distance away. The property can be located turning off Rood End Road into Pel Crescent and is then situated a distance along as indicated via the agents for sale board.

DESCRIPTION

Offered with No upward chain, this is a spacious, modern, 3/4 bedroom Three Storey Town House set upon this popular development. Set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an Entrance hall (with downstairs wc off), and 14FT fitted dining kitchen. First Floor provides spacious 14FT lounge, family bathroom and study/Bedroom 4. Second Floor offers 3 further bedrooms (Master bedroom having shower room en-suite). There is an integral garage and pleasant rear garden. Double glazed and Gas central heating. EPC rating C.

Entrance Hall

Staircase rising to the First Floor, door to Garage and further doors lead off to :-

Downstairs WC

Radiator, low level flush wc and wash handbasin.

Fitted Dining Kitchen 14' 10" x 12' 6" (4.52m x 3.81m)

Double glazed window to the rear, radiator, ceiling spot lights, base units, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker above, concealed central heating boiler, complimentary tiling to the walls, dining area and Double glazed double opening doors onto the rear garden.

First Floor Landing

Double glazed window to the front, radiator, staircase rising to the first floor, built in storage cupboard and doors off to all First Floor Accommodation.

Lounge 14' 10" x 13' 5" (4.52m x 4.09m)

Double glazed window to the rear and radiator.



Study/Bedroom Four 10' 2" (max) x 8' 2" (max) (3.10m x 2.49m)
Double glazed window to the front. Radiator.

Bathroom 8' 1" x 5' 6" (2.46m x 1.68m)

Radiator and suite comprising :- Jacuzzi style bath with shower over, pedestal wash handbasin, wc and complimentary tiling to the walls.

Second Floor Landing

Built in storage cupboard, radiator and doors off to :-

Bedroom One 16' 0" (max) x 11' 3" (max) (4.87m x 3.43m)

Double glazed window to the front, radiator and door leads through to :-

Shower Room En-Suite 6' 0" (max) x 5' 11" (max) (1.83m x 1.80m)

Double glazed window to the front, radiator, wc, wash handbasin and shower cubicle with screened door, shower and tiling to the walls.

Bedroom Two 13' 4" (max) x 8' 0" (max) (4.06m x 2.44m)

Double glazed window to the rear, radiator and loft access.

Bedroom Three 10' 0" x 6' 6" (3.05m x 1.98m)

Double glazed window to the rear and radiator.

Front

Drive providing off road parking and leading to the accommodation.

Garage 16' 6" x 8' 1" (5.03m x 2.46m)

Up and over door and pedestrian door to Hall.

Rear Garden

Pleasant rear garden with patio and artificial lawn area.

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.

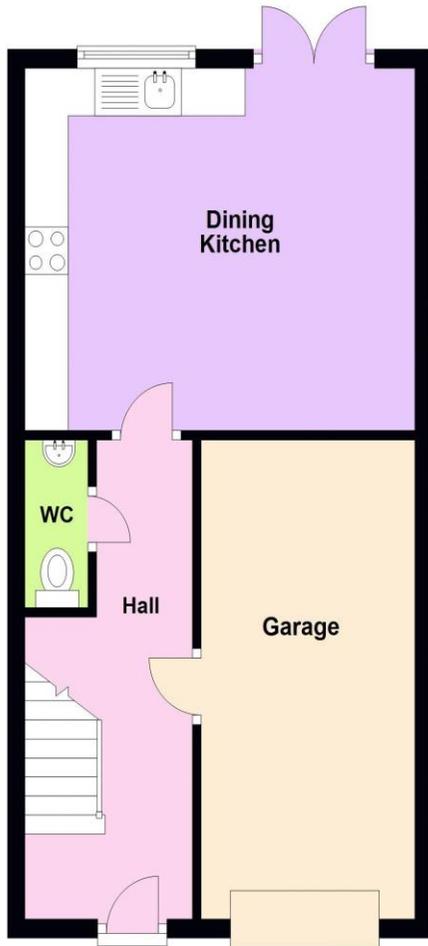
Property Related Services

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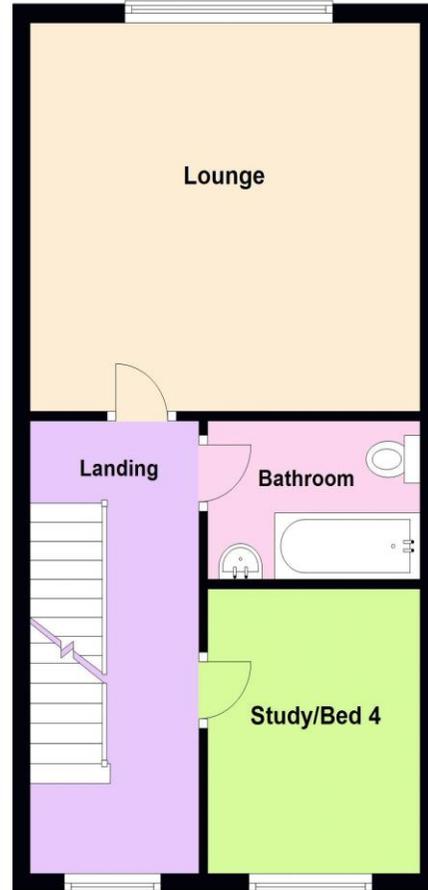
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



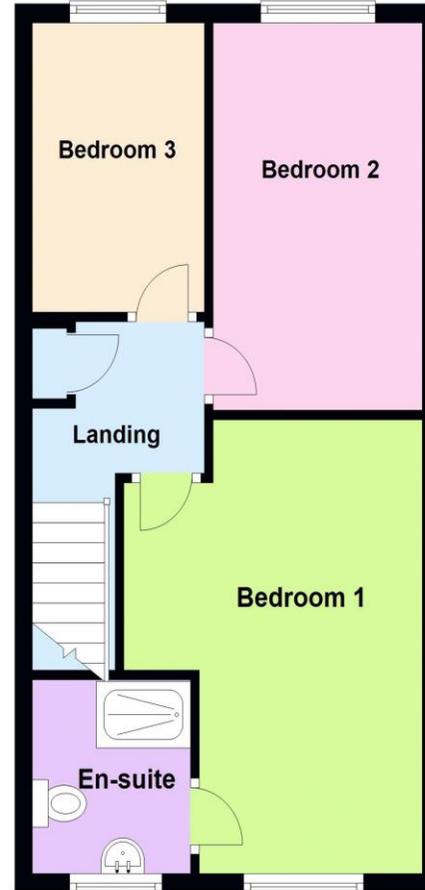
First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Second Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

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