



humberstones
homes

63 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4TH
£285,000





LOCATION

The property occupies a pleasant position upon this popular development and is handy for shopping facilities and amenities available within Langley Town Centre, whilst Langley Green Train Station is just a short distance away which enables access into Birmingham City Centre. M5 Motorway (J2) provides commuting to the surrounding areas. The property can be located turning off New Henry Street into Langley Green Road, then left into Clay Lane where the property is situated a distance along on the right hand side.

DESCRIPTION

Offered for sale is this well presented and spacious 3 Bedroom detached family home occupying a pleasant position 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), fitted kitchen (having integral oven/hob), spacious lounge/dining area and full width conservatory. First floor provides 3 bedrooms (master with fitted wardrobes and shower room en-suite), house bathroom. Outside is a garage and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Entrance Hall

Radiator, door to the Garage and doors off to :-

Downstairs WC

Radiator, low level flush wc and wash handbasin.

Fitted Kitchen 10' 6" x 6' 0" (max) (3.20m x 1.83m)

Double glazed window to the front, base and wall mounted units, work surface areas, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls.

Lounge 18' 2" (max) x 13' 0" (max) (5.53m x 3.96m)

Double glazed window, radiator, staircase rising to the First Floor, attractive feature fire surround with hearth, sliding patio door leads through to :-

Conservatory 17' 0" x 9' 7" (5.18m x 2.92m)

Double glazed windows looking over the rear garden, and double glazed double opening doors onto the garden.

First Floor Landing

Loft access and doors off to :-

Bedroom One 10' 2" (to back of wardrobe) x 10' 0" (max) (3.10m x 3.05m)

Double glazed window to the front, radiator, built in wardrobes with mirrored doors, hanging rail and storage. Door from the Bedroom leads to :-

Shower Room En-Suite 8' 1" (max) x 6' 0" (max) (2.46m x 1.83m)

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

Bedroom Two 8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 3" (max) x 7' 5" (plus recess) (2.82m x 2.26m)

Double glazed window to the rear. Radiator.

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

Double glazed window to the side, radiator and suite comprising :- Wash handbasin, low level flush wc, bath and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 16' 4" x 8' 0" (4.97m x 2.44m)

Up/Over door, central heating boiler and door to the Entrance Hall.

Rear Garden

Pleasant rear garden with patio area, lawn and side access gate.

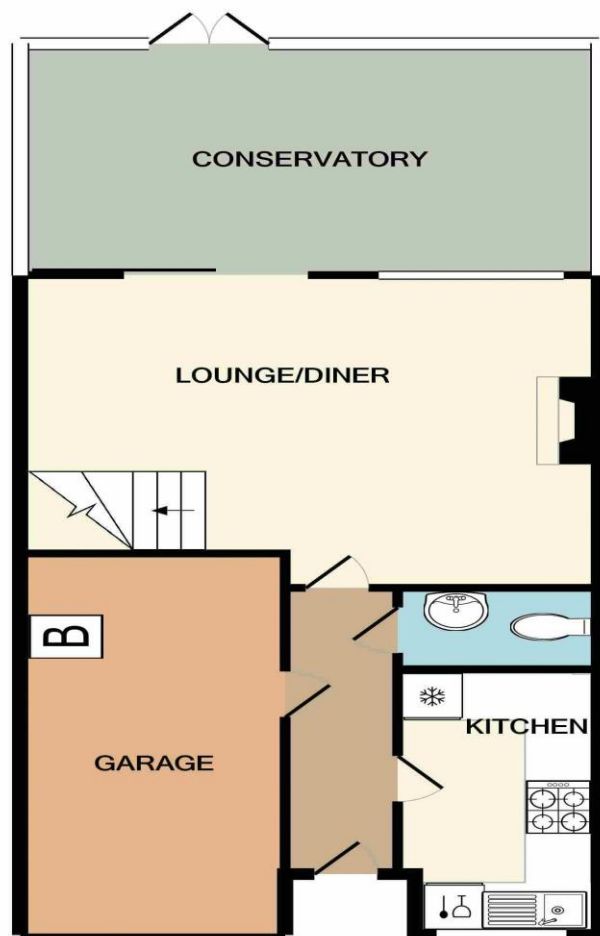
Tenure

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.

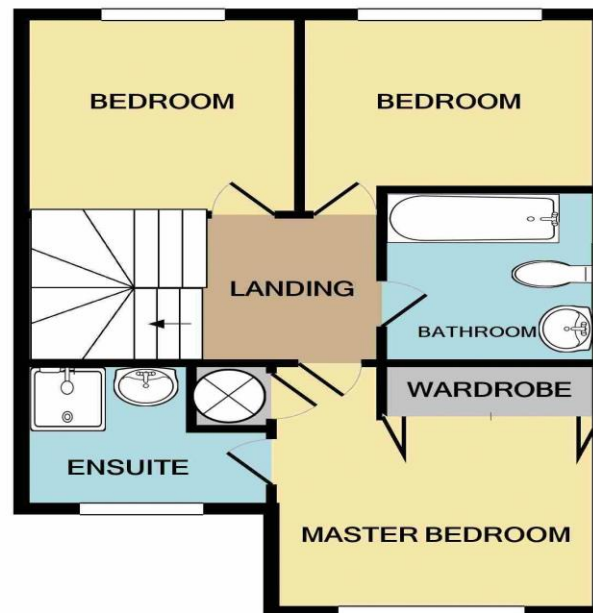
Property Related Services

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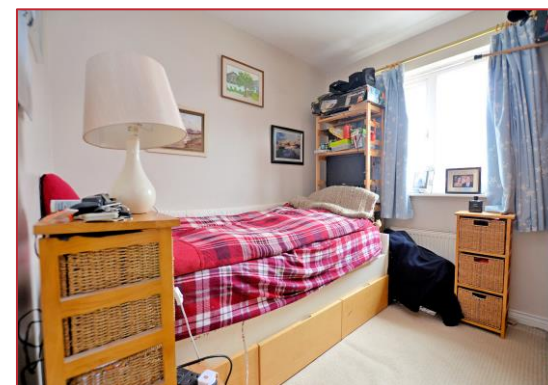


GROUND FLOOR



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

CURRENT

POTENTIAL

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

83

64

Not energy efficient - higher running costs

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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