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homes

29 WARWICK ROAD, OLDBURY, WEST MIDLANDS, B68 0NE

£215,000





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 left hand side as indicated by the agents for sale board.

DESCRIPTION

Having no upward chain this is an ideal opportunity to acquire this semi detached home with conservatory, which is well presented throughout and ready to move into. Occupying popular cul-de-sac location and set back from the road there is off road parking for two cars at the front. The accommodation briefly comprises on the ground floor of entrance porch, lounge and kitchen diner to rear which leads to the conservatory and opens out to the delightful rear garden. At first floor level there are three bedrooms and bathroom with white suite. A loft ladder gives access to converted loft space which could be used for a number of purposes. The property benefits from upvc double glazing and a gas central heating (combi boiler) EPC Rating: TBC

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having original feature arched wooden door to entrance hall.

Entrance Hall

Side Facing - Having stairs to first floor landing, under stairs store, single panel radiator, ceiling light point and door to lounge.

Lounge 15' 7"max x 10' 5"max (4.75m x 3.17m)

Front Facing - Having wall mounted electric fire, composite wood flooring, double panel radiator, ceiling light point and door to kitchen/diner.

Kitchen/Diner 16' 3" x 7' 9" (4.95m x 2.36m)

Rear Facing - Fitted with a range of wall and base units with worksurfaces over, inset sink unit, built in electric oven with gas hob over and chimney canopy above, concealed space for fridge and freezer, plumbing for washing machine and dishwasher, wall mounted Worcester Bosch combination gas central heating boiler, laminate tiled flooring, double panel radiator, two ceiling light points and door to conservatory.



Conservatory 9' 9" x 8' 5" (2.97m x 2.56m)

UPVC double glazed with laminate flooring and French doors to rear garden.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to attic room.

Bedroom One 12' 6"max x 9' 6"max (3.81m x 2.89m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Two 10' 5"max x 10' 2"max (3.17m x 3.10m)

Front Facing - Having fitted wardrobes, laminate flooring and ceiling light point.

Bedroom Three 7' 9" x 6' 4" (2.36m x 1.93m)

Rear Facing - Having laminate flooring, single panel radiator and ceiling light point.

Bathroom

Side Facing - Fitted with white suite, having paneled bath with electric shower over, pedestal wash hand basin, low flush wc, vinyl flooring, single panel radiator, wall mounted cupboard and ceiling light point.

Attic Space 12' 3"max x 11' 1"max (3.73m x 3.38m)

Loft space which could be used for a number of purposes, having power and light, under eaves storage, Velux window and pull down ladder for access.

Frontage

Having off road parking for two cars and side veranda with access from front and rear of the property offering useful storage.

Rear Garden

Delightful enclosed low maintenance rear garden with graveled patio, well stocked herbaceous borders, lawned area and two substantial timber stores.

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 floorplan 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 Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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