



**humberstones**  
homes

50 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4SY  
**£220,000**







### LOCATION

The property occupies a pleasant position upon this popular development and all local shopping facilities and amenities available within Langley Town Centre are just a short distance away. The property is very handy for Langley Green Train Station which enables commuting into Birmingham City Centre whilst the local major road network enables access to M5 Motorway (J2) and further 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 left hand side.

### DESCRIPTION

This is a very well presented, spacious, modern 3 bedroomed end terrace home occupying a pleasant position upon this popular development, briefly comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge and fitted kitchen (with oven/hob). First floor provides 3 bedrooms and re-fitted shower room. Outside is a drive at the side providing off road parking leading to garage, and pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

#### Entrance Hall

Radiator, staircase rising to the first floor, burglar alarm control panel, understairs recess, and doors off to :-

#### Downstairs WC

Double glazed window to the front, radiator, pedestal wash handbasin, and low level flush WC.

#### Fitted Kitchen 9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to the front, radiator, range of base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, plumbing for washing machine, and complimentary tiling to the walls.

#### Lounge 15' 8"(max) x 13' 10" (4.77m x 4.21m)

2 Double glazed windows to the rear, 2 radiators, attractive feature fire surround with hearth housing electric fire, double glazed double opening doors on to the rear garden.



### First Floor Landing

Loft access, and doors off to all First Floor Accommodation.

#### Bedroom One 13' 10"(max) x 12' 2"(max) (4.21m x 3.71m)

2 Double glazed windows to the front, radiator, built in storage cupboard, and built in wardrobes with hanging rail and storage.

#### Bedroom Two 9' 3"(max) x 6' 9"(max) (2.82m x 2.06m)

Double glazed window to the rear, radiator.

#### Bedroom Three 8' 3"(max) x 6' 9"(max) (2.51m x 2.06m)

Double glazed window to the rear, radiator

#### Re-Fitted Shower Room 6' 1" x 6' 0" (1.85m x 1.83m)

Double glazed window to the side, radiator, and attractive suite comprising :- Pedestal wash handbasin, low level flush WC, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Front

Drive at the side providing off road parking

#### Garage 17' 3" x 8' 7"(max)' (5.25m x 2.61m)

Up and over door, and pedestrian door to the rear garden.

### Rear Garden

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

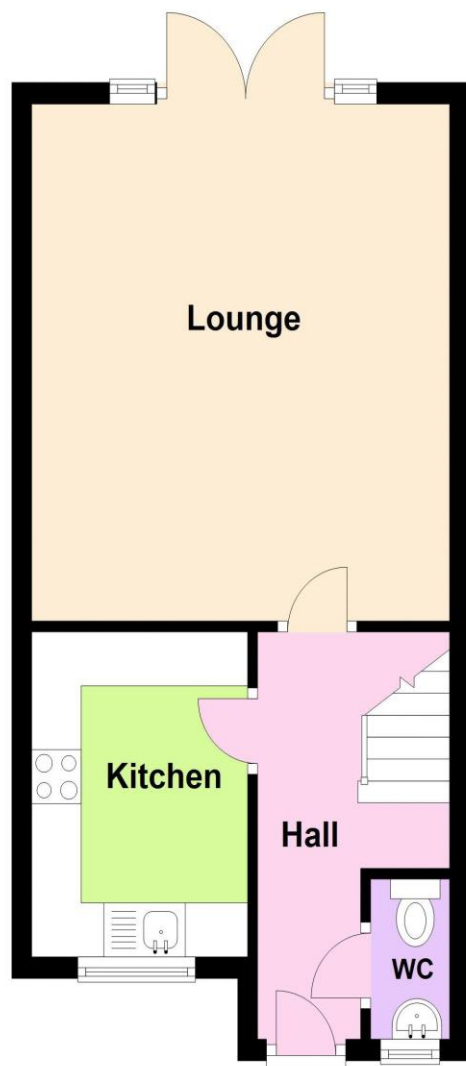
### Tenure

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.

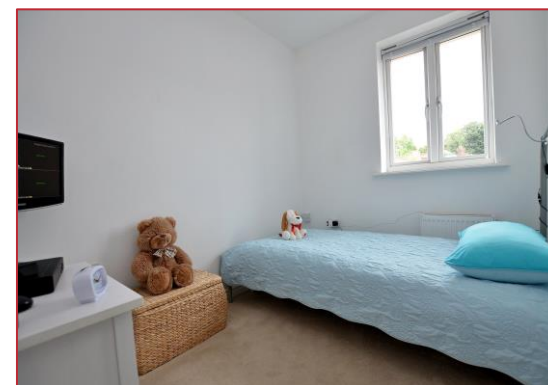
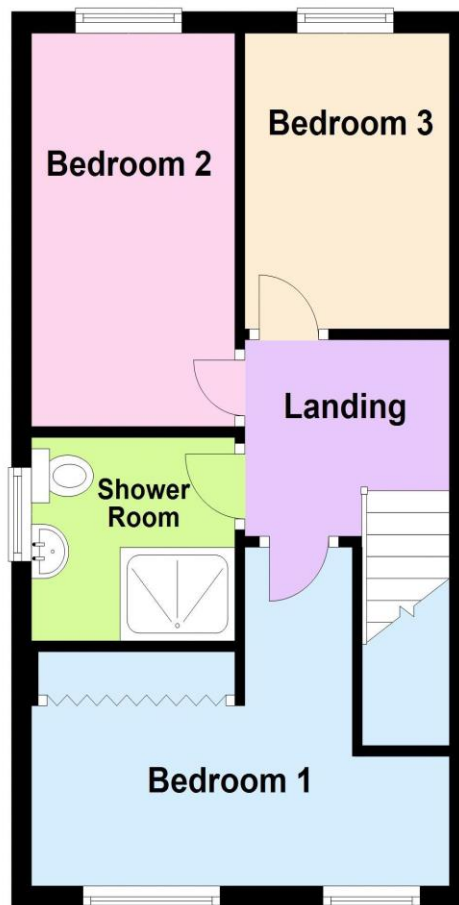
### Property Related Services

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



## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	88
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	65	(55-68) <b>D</b>	65
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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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