



**humberstones**  
homes

147 REGENT ROAD, TIVIDALE, OLDBURY, WEST MIDLANDS, B69 1RY  
**£205,000**





### LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities and bus route, whilst access to Birmingham New Road enables commuting to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Oakham Road into Regent Road where the property is then situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered for sale is this spacious, very well presented and considerably improved 3 bedroomed semi detached family home set within this popular location, set back from the road behind a good sized foregarden and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge and super re-fitted dining kitchen (with integral oven/hob and integrated dishwasher and washing machine. First Floor provides 3 bedrooms and shower room. Outside is a pleasant large rear garden. Double glazed and gas central heating. EPC rating C.

### Entrance Hall

Double glazed window to the side, radiator, staircase rising to the first floor, useful understair storage cupboard, door leads to :-

### Lounge 13' 4" x 11' 4"(max) (4.06m x 3.45m)

Double glazed bow window to the front, radiator, attractive feature fire surround with hearth. Double doors lead through to :-

### Re-Fitted Dining Kitchen 17' 7"(max) x 9' 7" (5.36m x 2.92m)

Double glazed window to the rear, radiator, fine range of quality base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 5 ring gas hob and cooker hood above, integral dishwasher and washing machine, complimentary tiling to the walls, dining area, ceiling spot lights and double glazed double opening doors onto the rear garden.



### First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

### Bedroom One 12' 10" x 10' 5"(plus door recess) (3.91m x 3.17m)

Double glazed window to the front providing pleasant distant views of the surrounding area. Radiator.

### Bedroom Two 11' 0"(max) x 10' 6" (3.35m x 3.20m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator and built in storage cupboard.

### Bedroom Three 9' 10"(max) x 7' 0"(max) (2.99m x 2.13m)

Double glazed window to the front providing pleasant distant views. Radiator.

### Shower Room 6' 4"(plus storage cupboard) x 5' 6" (1.93m x 1.68m)

Double glazed window to the rear, heated towel rail, w/c, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

### Front

Good sized foregarden leading to the accommodation.

### Rear Garden

Large rear garden with outbuilding/store, patio, steps lead up to further patio area and lawn area beyond.

### Tenure

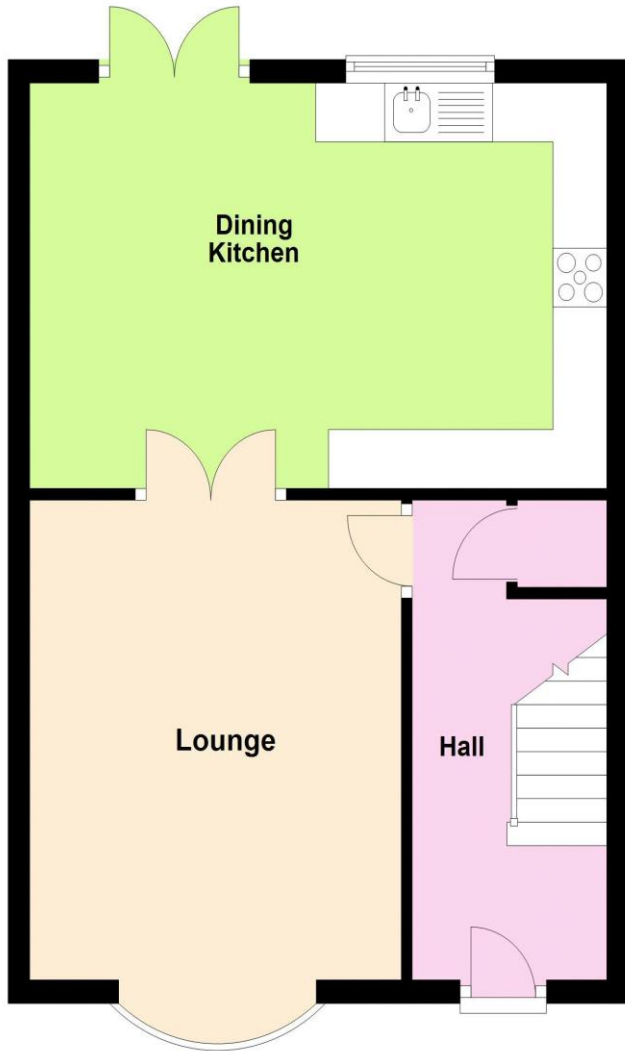
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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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