



humberstones
homes

2 FREDERICK ROAD, OLDBURY, WEST MIDLANDS, B68 0NT

£195,000





LOCATION

The property is conveniently situated within this popular location, and is handy for shopping facilities, amenities, bus route and schools, whilst direct access to Hagley Road West enables commuting into Birmingham City Centre. Wolverhampton Road provides access to M5 Motorway (J2) and further to the surrounding area. The property can be located turning off Hagley Road West into Birch Road, turn right into Frederick Road and is then situated at the top of the road on the right hand side.

DESCRIPTION

This is a beautifully presented and spacious 2 bedroom end terrace home in popular location, very handy for commuting into Birmingham City Centre, the property briefly comprises the following accommodation :- On the ground floor is a porch, spacious open plan lounge, opening through to fitted dining kitchen (with integral oven/hob and integrated fridge), utility and downstairs shower room. First floor provides 2 double bedrooms and bathroom. Outside is a pleasant, low maintenance rear garden, off road parking and DOUBLE GARAGE at the rear of the garden. Double glazed and Gas central heating. EPC rating C.

Porch

Front door leads through to :-

Open Plan Lounge 16' 7"(into bay) x 15' 6"(at widest point) (5.05m x 4.72m)

Double glazed bay window to the front, 2 radiators, staircase rising to the First Floor, useful understair storage cupboard, opening through from the Lounge to :-

Fitted Dining Kitchen 16' 3"(max) x 10' 10"(max) (4.95m x 3.30m)

With Dining area having double glazed double opening doors onto the rear garden, radiator, and fitted kitchen area having double glazed window to the side, ceiling spot lights, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge, complimentary tiling to the walls and door leads through to :-

Utility 7' 5" x 4' 11" (2.26m x 1.50m)

Work surface area, central heating boiler, double glazed door to the side providing access to the rear garden and further door leads to :-



Downstairs Shower Room 7' 8" x 6' 5" (2.34m x 1.95m)

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

First Floor Landing

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

Bedroom One 16' 4"(to back of wardrobe) x 10' 10"(max) (4.97m x 3.30m)

Double glazed window to the rear providing pleasant distant views of the surrounding area, radiator, and fitted wardrobe with sliding doors, hanging rail and storage.

Bedroom Two 15' 7"(into recess) x 9' 2"(max) (4.75m x 2.79m)

Double glazed window to the front, radiator and built in storage cupboard.

Bathroom 8' 6" x 5' 0" (2.59m x 1.52m)

Heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, wc and tiling to the walls.

Front

Pathway leads to the accommodation.

Rear Garden

Pleasant low maintenance rear garden with feature decking area and pathway leads down to GOOD SIZED garden area providing off road parking (accessed via electric gate at the side).

Double Garage 16' 8" x 15' 10" (5.08m x 4.82m)

At the rear with electric up and over door.

Tenure

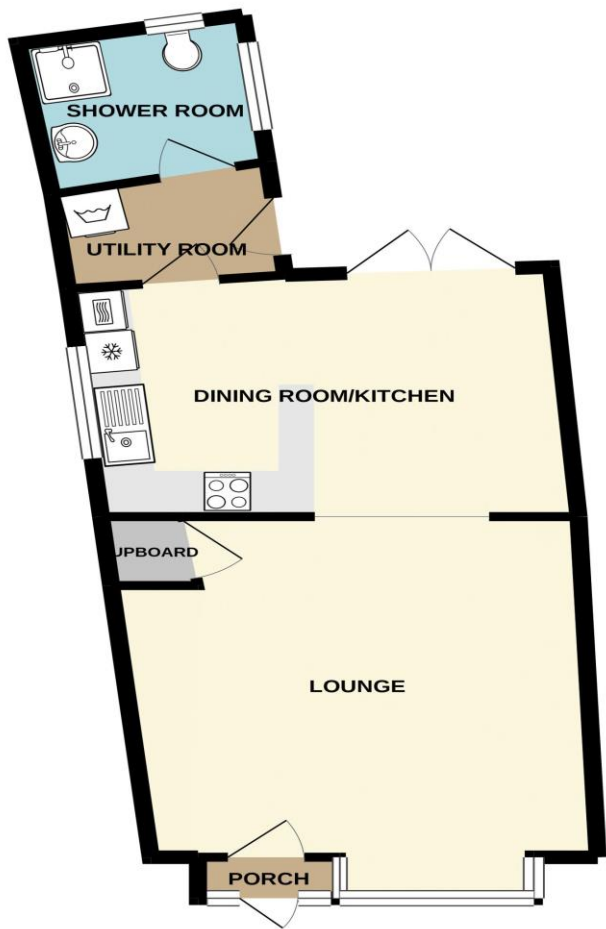
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

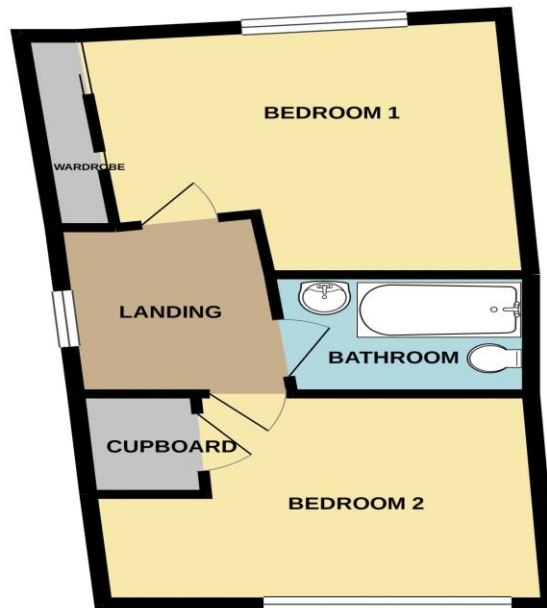
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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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