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homes

3 HOLLY ROAD, OLDBURY, WEST MIDLANDS, B68 0AU

£245,000





DESCRIPTION

Offered with NO UPWARD CHAIN, This is a 3 bedroom detached family home, requiring modernization, offering great potential, set within this very popular location and is handy for local shops, schools and bus route, whilst Hagley Road West is just a short distance away which provides direct access into Birmingham City Centre. Set back behind a drive providing off road parking, the property comprises the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining/sitting room, conservatory, kitchen and side verandah. First floor provides 3 bedrooms, bathroom and separate wc. Outside is a Garage and pleasant good sized rear garden. Part double glazed, Gas central heating, Council Tax Band C. EP rating E.

Porch

Single glazed front door with side single glazed panel leads through to :-

Entrance Hall

Staircase rising to the First Floor, radiator and doors off to :-

Lounge 14' 4"(into bay) x 10' 3"(max) (4.37m x 3.12m)

Single glazed bay window to the front. Radiator.

Sitting/Dining Room 13' 0"(max) x 12' 2"(max) (3.96m x 3.71m)

Radiator and sliding door leads to :-

Conservatory 9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed windows looking over the rear garden, and double glazed sliding patio door onto the rear garden.

Kitchen 8' 7" x 6' 10" (2.61m x 2.08m)

Double glazed window to the rear, base unit, work surface area, double wall cupboard, single drainer sink with mixer tap, central heating boiler and single glazed door to :-

Side Lean To/Verandah

Double glazed door to the rear garden and door to Garage.

First Floor Landing

Single glazed window to the side, and doors off to all First Floor Accommodation.

Bedroom One 14' 10"(into bay) x 10' 4" (4.52m x 3.15m)

Single glazed bay window to the front. Radiator.

Bedroom Two 12' 1"(max) x 12' 0"(max) (3.68m x 3.65m)

Single glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Three 7' 2" x 6' 2" (2.18m x 1.88m)

Single glazed window to the front.

Bathroom 8' 0"(max) x 5' 5"(max) (2.44m x 1.65m)

Double glazed window to the rear, radiator and coloured suite comprising :- Bath, wash handbasin and tiling to the walls.

Separate WC

Single glazed window to the front and wc.

Front

Drive providing off road parking and leading to the accommodation.

Garage 15' 5" x 7' 3" (4.70m x 2.21m)

Electric roller shutter door.

Rear Garden

Pleasant good sized rear garden with patio, lawn and further garden area beyond.

Tenure

The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to 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 £240 per transaction.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



