



humberstones
homes

15 OAKDALE CLOSE, OLDBURY, WEST MIDLANDS, B68 8BA

£195,000





DESCRIPTION

Offered for sale is this spacious and very well presented 3 bedroomed end terrace family home in popular cul-de-sac position, handy for shops and schools, whilst local major road network provides access to M5 Motorway (J2) and further to the surrounding areas. The property is set back behind a lawn foregarden and pathway leads to the accommodation which briefly comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge and super fitted breakfast kitchen. First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant good sized rear garden with garden extending to the side. Double Glazed and Gas central heating. Council tax band A. EPC rating C.



Entrance Hall

Staircase rising to the first floor, radiator, under stairs recess and doors off to :-

Side Passage

Door to the front, door to the rear garden and shelving.

Lounge 13' 0"(into bay) x 12' 4"(max) (3.96m x 3.76m)

Double glazed bay window to the rear, radiator, inset coal effect living flame gas fire, and door leads through to :-

Fitted Breakfast Kitchen 17' 10"(max) x 10' 8"(into recess) (5.43m x 3.25m)

Double glazed window to the front, radiator, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, Double glazed sliding patio door onto the rear garden, complimentary tiling to the walls and useful built in storage cupboard. Return door to the Hall.

First Floor Landing

Double glazed window to the front, built in storage cupboard, and doors off to all First Floor Accommodation.



Bedroom One 13' 4" x 9' 11" (4.06m x 3.02m)

Double glazed window to the rear providing pleasant outlook over rear garden. Radiator.

Bedroom Two 11' 1"(into recess) x 10' 0" (3.38m x 3.05m)

Double glazed window to the rear with pleasant outlook. Radiator.

Bedroom Three 9' 4"(max) x 7' 9"(max) (2.84m x 2.36m)

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

Shower Room 7' 11"(max) x 7' 6"(max) (2.41m x 2.28m)

Double glazed window to the front, heated towel rail and suite comprising :- Low level flush wc, wash handbasin, shower cubicle, shower and complimentary tiling to the walls.

Front

Lawned foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, outbuilding/store and garden extending to the side having additional lawn area.

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.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			82

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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