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153 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0NB
£269,950





DESCRIPTION

Well presented, spacious and extended 3 bedroomed semi detached family home occupying a pleasant position within this very popular part of Wolverhampton Road with Warley Woods/Golf Course just a short distance away. Local bus routes enable direct access into Birmingham City Centre, whilst Wolverhampton Road also leads directly to M5 Motorway (J2). The property is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, extended dining/sitting room and extended kitchen. First Floor provides 3 bedrooms (all having fitted wardrobes), bathroom. Outside is a pleasant good sized rear garden. Majority Double glazed and Gas central heating. EPC rating E.

Porch

Double glazed front door and window leads through to :-

Entrance Hall

Radiator, staircase rising to the First Floor, radiator, useful understair storage cupboard.

Lounge 13' 8"(into bay) x 12' 5"(max) (4.16m x 3.78m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect living flame gas fire.

Extended Dining/Sitting Room 17' 2"(max overall) x 11' 4"(max) (5.23m x 3.45m)

Double glazed window to the rear. Radiator.

Extended Kitchen 14' 0" x 8' 0"(kitchen area) 11'4"(Max extended area)

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, door to useful side storage area and double doors lead to :-

Rear Porch

Double glazed door to the rear garden.



First Floor Landing

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

Bedroom One 14' 2"(into bay) x 10' 8"(to back of wardrobe) (4.31m x 3.25m)

Double glazed bay window to the front, radiator, range of fitted furniture with wardrobes having mirrored doors, hanging rail, storage and fitted bedside units with shelving.

Bedroom Two 11' 5"(to back of wardrobe) x 11' 3" (3.48m x 3.43m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator, and fitted wardrobe with mirrored sliding doors, hanging rail and storage.

Bedroom Three 8' 10"(to back of wardrobe) x 7' 9" (2.69m x 2.36m)

Double glazed window to the rear, radiator and fitted wardrobes with hanging rail and storage.

Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

Double glazed window to the rear, radiator and attractive suite comprising :- Bath, wash handbasin, wc and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, shrub border, pathway and further garden area beyond.

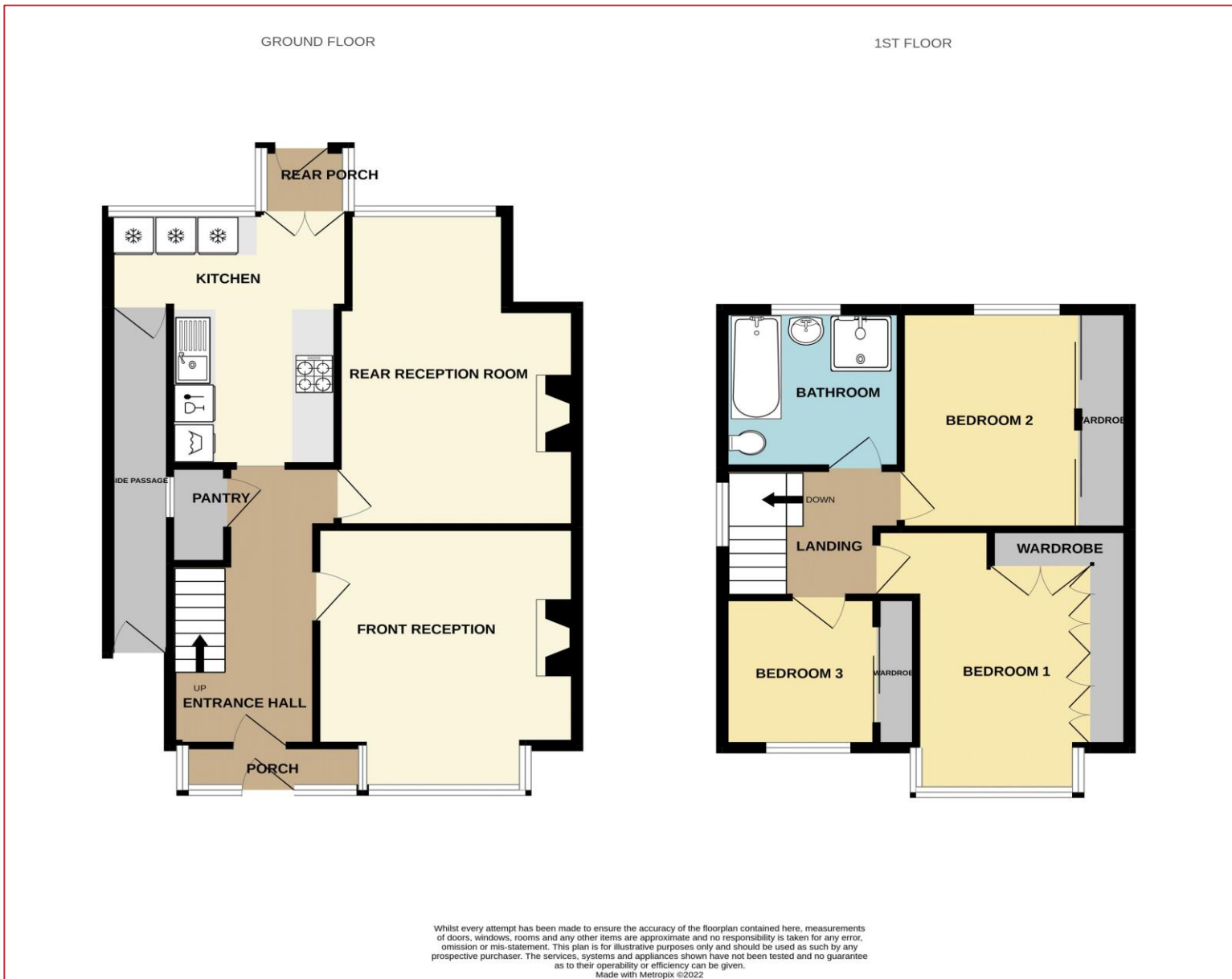
Tenure

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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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