



**humberstones**  
homes

14 WARLEY HALL ROAD, WARLEY WOODS AREA, OLDBURY, WEST MIDLANDS, B68 9JS  
**£360,000**





### DESCRIPTION

Situated within this popular, very sought-after neighbourhood, close to Warley Woods/Golf Course, this is a delightfully presented, considerably improved, and extended 4 Bedroom semi-detached family home. All shopping facilities and amenities within Bearwood Town Centre are just a short distance away, whilst Birmingham City Centre is easily accessible. The property is set back behind a drive providing off road parking and leads to the following accommodation:- On the ground floor is an entrance hall, lobby area (with downstairs wc off), spacious lounge, good sized fitted kitchen and large conservatory. First floor has 3 bedrooms and newly re-fitted shower room. Second floor offers superb loft conversion to provide large principal bedroom. Outside is a store/Hobby Room and pleasant rear garden. Double glazed, Gas central heating, Council Tax Band B. EPC rating D.

### Entrance Hall

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

### Rear Lobby area

Door to the Conservatory and folding door leads through to :-

### Downstairs WC.

Double glazed window to the side, feature radiator, wc and wash handbasin.

### Lounge 14' 10"(max) x 12' 10"(into bay) (4.52m x 3.91m)

Double glazed by window to the front, radiator, feature log burner fire and fitted shelving to alcove.

### Fitted Kitchen 14' 1"(max) x 9' 0" (4.29m x 2.74m)

Radiator, range of base and wall mounted units, work surface area, feature sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls and double doors lead through to :-

### Conservatory 18' 3"(max) x 8' 9" (5.56m x 2.66m)

Double glazed windows looking over the rear garden, door to the side and double-glazed double opening doors onto the rear garden.

### First Floor Landing

Double glazed window to the side, staircase rising to the Loft Conversion and doors off to:-

### Bedroom Two 13' 0"(max) x 8' 11" (3.96m x 2.72m)

Double glazed window to the rear. Radiator.

### Bedroom Three 12' 11"(max) x 10' 11"(to back of storage cupboard) (3.93m x 3.32m)

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



### Bedroom Four 7' 11"(max) x 7' 9"(max) (2.41m x 2.36m)

Double glazed window to the front. Radiator.

### Re-Fitted Shower Room 7' 10" x 5' 3" (2.39m x 1.60m)

Double glazed window to the rear, heated towel rail and superb suite comprising :- Feature wash handbasin with ornate mixer tap, wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Loft Conversion/Bedroom One 20' 8"(max) x 15' 10"(max) (6.29m x 4.82m)

Double glazed window to the rear providing pleasant distant views of the surrounding area, radiator, 2 skylights to the front and ceiling spotlights.

### Front

Foregarden, and drive providing off road parking, leading to the accommodation.

### Store/Hobby Room 20' 5" x 12' 8" (6.22m x 3.86m)

(Accessed via shared side access) with double doors to the front and door to the Rear Garden.

### Rear Garden

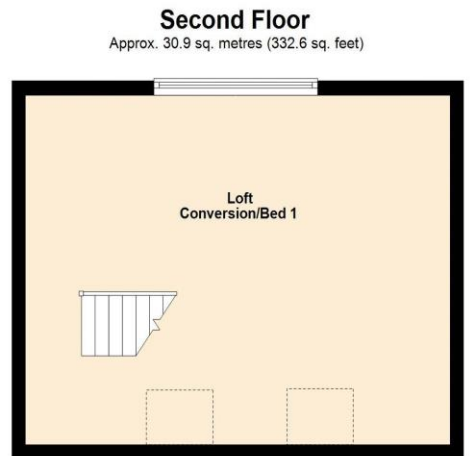
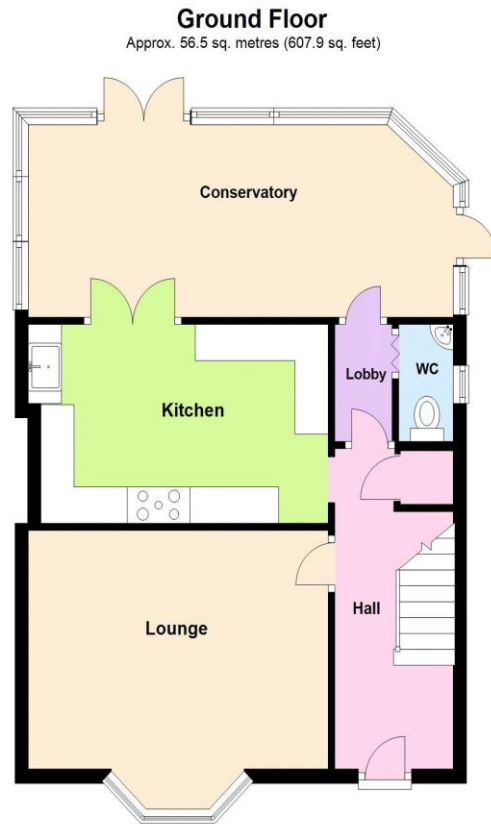
Pleasant, good sized rear garden with patio, lawn area and shrub border.

### 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.



Total area: approx. 114.3 sq. metres (1230.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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