



**humberstones**  
homes

2 OAK ROAD, OLDBURY, WEST MIDLANDS, B68 0BE

**£400,000**





## DESCRIPTION

Absolutely stunning, very large, considerably extended and very well presented 5 Bedroom semi detached family home occupying a pleasant corner position within this sought after location, which has many shops, schools and bus routes nearby. A major benefit to this particular area is the close proximity to both Hagley Road West and Wolverhampton Road, and so access into Birmingham City Centre and M5 Motorway (J2) are easily accessible. The property is set back behind a drive providing off road parking for several vehicles and leads to the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious lounge, separate dining room and large breakfast kitchen (with integrated oven/hob). First floor provides 5 bedrooms (Principle bedroom having shower room en-suite and bed 2 with en-suite wc). re-fitted family bathroom. Outside is a large garage and one of the main features of the property is the really good sized pleasant rear garden extending to the side. Double glazed and Gas central heating. Council Tax Band C. EPC rating D.

### Porch

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

### Entrance Hall

Radiator, staircase rising to the first floor and doors off to :-

### Downstairs WC

Radiator, wash handbasin, and wc.

### Lounge 16' 10"(max) x 16' 0"(max) (5.13m x 4.87m)

Radiator, feature log burner and double glazed sliding patio door onto the rear garden.

### Dining Room 14' 2"(into bay) x 10' 11"(max) (4.31m x 3.32m)

Double glazed bay window to the front. Radiator.

### Fitted Breakfast Kitchen 14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed window to the rear and side with delightful views over the garden, radiator, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 5 ring gas hob and cooker hood above, complimentary tiling to the walls and door to :-

### Rear Porch

Door to the garage. Double glazed picture window and door to the rear garden.

### First Floor Landing

Doors off to :-

### Bedroom One 15' 2"(max) x 11' 4"(max) (4.62m x 3.45m)

2 Double glazed windows to the front, radiator and door leads through to :-



### Shower Room En-Suite 6' 2" x 5' 2" (1.88m x 1.57m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- WC, Wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Bedroom Two 13' 7"(max) x 12' 0"(max) (4.14m x 3.65m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator and door leads to :-

### En-Suite WC

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

### Bedroom Three 14' 8"(into bay) x 10' 0"(max) (4.47m x 3.05m)

Double glazed bay window to the front and radiator.

### Bedroom Four 14' 5"(into bay) x 9' 6" (4.39m x 2.89m)

Double glazed bay window to the rear with delightful outlook over garden. Radiator.

### Bedroom Five 9' 7"(max) x 6' 6"(max) (2.92m x 1.98m)

Double glazed window to the front and radiator.

### Re-Fitted Bathroom 8' 2" x 7' 0" (2.49m x 2.13m)

Double glazed window to the rear, radiator and super suite comprising :- Bath with shower over, wash handbasin, wc and complimentary tiling to the walls.

### Front

Drive providing off road parking for several vehicles and leading to the accommodation.

### Garage 17' 6"(max) x 15' 3"(max) (5.33m x 4.64m)

Up and over door, power, central heating boiler, and door to Rear Porch.

### Rear Garden

Delightful feature of the property offering a stunning rear garden extending to the side and offering patio, shaped lawn, well stocked shrub borders and side access gate.

### 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.

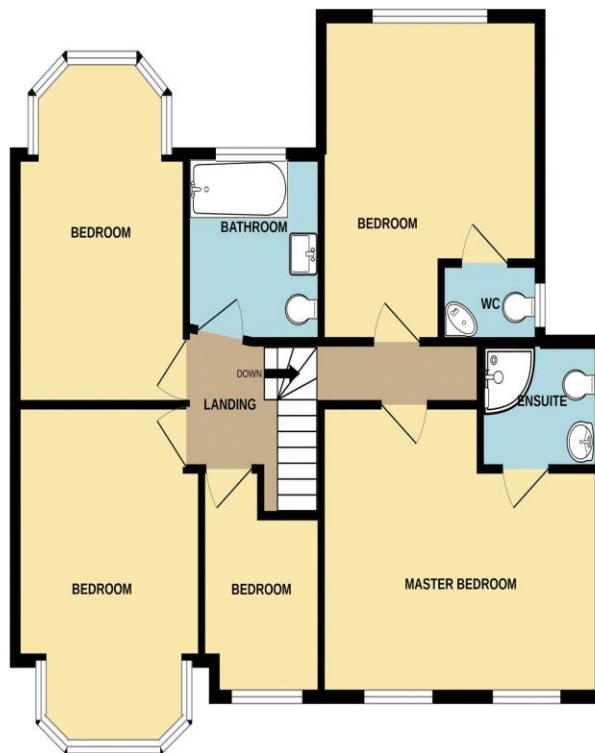
### Property Related Services

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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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	67	
(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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