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homes

159 WARLEY ROAD, OLDBURY, WEST MIDLANDS, B68 9SY

£245,000





DESCRIPTION

Excellent sized 2 Bedroom family home (Originally 3 bed, and can easily be re-instated to a 3 bedroom property via a stud wall). The property has been considerably improved by current vendors to include new central heating boiler approx 5 years ago and new roof approx 7 years ago, and is situated within this popular location, with many shopping facilities, amenities and bus route nearby whilst Langley Green Train station is just a short distance away which enables direct access into Birmingham City Centre. One of the main features of this particular location is the brand new 'Aquatic' Centre currently being constructed for the upcoming Commonwealth Games nearby. 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, spacious lounge, and super 17FT Re-Fitted Dining kitchen. First Floor provides 2 good sized double bedrooms (Bedroom 1 and Bedroom 3 currently knocked through to provide a large double master bedroom, but could easily be re-instated as a 3 bed property). Bathroom. Outside is a superb, large rear garden which has been beautifully maintained. Double glazed and Gas central heating. Council Tax Band B. EPC rating D.

Entrance Hall

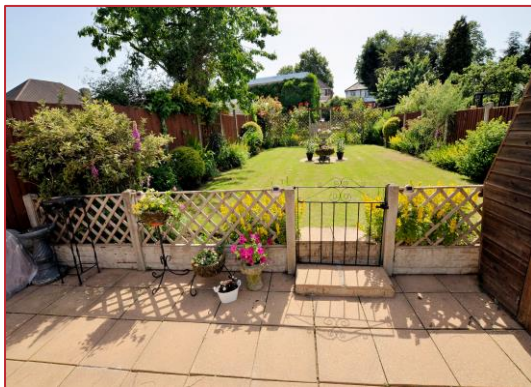
Staircase rising to the First Floor, radiator, burglar alarm control panel and door leads through to :-

Lounge 14' 0"(max) x 13' 5"(into bay) (4.26m x 4.09m)

Double glazed bay window to the front, radiator and attractive feature fire surround with hearth housing inset coal effect living flame fire. Door to :-

Re-Fitted Dining Kitchen 17' 3"(max) x 10' 4"(max) (5.25m x 3.15m)

2 Double glazed windows to the rear, radiator, range of base units, work surface area, 1 single and 1 double wall cupboard, single drainer sink with mixer tap, gas cooker point, central heating boiler, complimentary tiling to the walls, useful built in storage cupboard and door opens out onto the rear garden.



First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 17' 3"(max) x 10' 4"(max) (5.25m x 3.15m)

Originally Bed 1 and 3, currently knocked through to provide large master bedroom, but could easily be re-instated 2 Double glazed windows to the front, 2 radiators, and built in storage cupboard.

Bedroom Two 10' 11" x 10' 3" (3.32m x 3.12m)

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

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m)

Double glazed window to the rear, radiator and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc and tiling to the walls.

Front

Off Road Parking and leading to the accommodation.

Rear Garden

Superb feature of the property, offering a large, well maintained rear garden with sunny aspect, comprising :- Patio, side access gate, outbuilding/store and WC, shaped lawn, well stocked shrub borders, additional lawn area with further rear patio.

Tenure

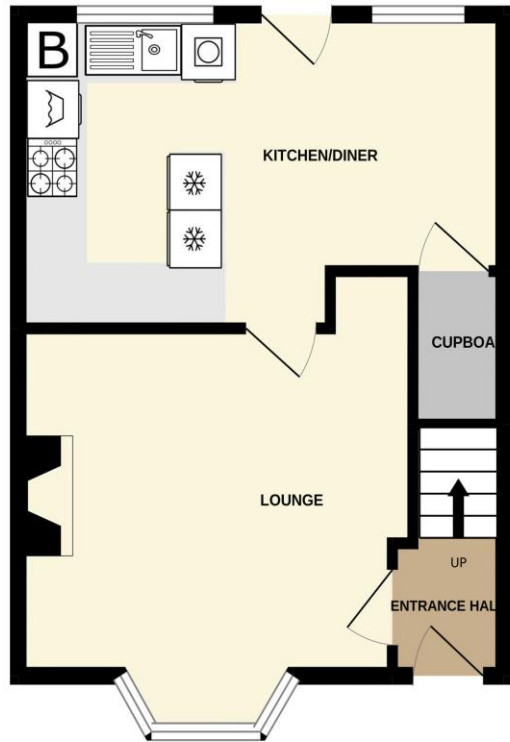
The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

Property Related Services

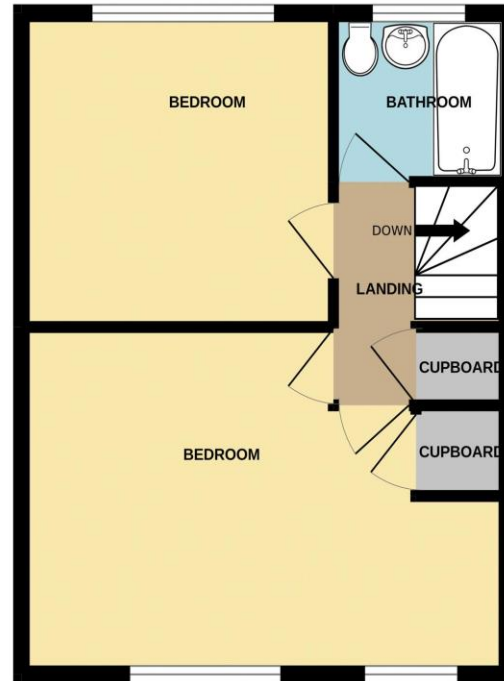
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GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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