



humberstones
homes

81 BROADWAY, OLDBURY, WEST MIDLANDS, B68 9DP

£295,000



LOCATION

The property occupies great location in a popular residential area of Oldbury close to its borders with Bearwood and Quinton, handy for shopping facilities and local amenities, with popular schools and bus routes nearby, Langley Green Train Station less than two miles away and Warley Woods/Golf Course close by. Having direct access onto Wolverhampton Road enables commuting into Birmingham City Centre with the M5 a short distance away.

DESCRIPTION

This home is a stunning example of modern open living at its finest. Having been refurbished in 2023 from top to bottom in a contemporary style, everything is brand new in this semi detached home, which is laid out over three floors. There is also the added bonus of no upward chain. In addition there is space to the side of the property to expand the garden, create a large parking area or even add a garage (subject to necessary planning) Occupying a popular Oldbury address the accommodation comprises of a block paved frontage, entrance hall and 33ft open plan living with lounge, kitchen and dining areas all combining to create one great space. Having underfloor heating there is a superb kitchen with integrated appliances and spacious breakfast bar which opens out onto the rear garden. This is complimented by a very useful downstairs wc. At first floor level there are two double bedrooms both served via their own shower room and this theme continues to the second floor with a further two bedrooms and shower room. The property benefits from upvc double glazing and gas central heating. According to Ofcom (the office of communications), standard and ultrafast broadband is available at this property. Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C - EPC Rating: E (Undertaken prior to refurbishment)

Having composite door leading to Entrance Hall

Having tiled floor, stairs to first floor, recessed lighting and door to living accommodation.

Open Plan Lounge & Dining Kitchen 33' 5" Max x 16' 2" Max (10.18m x 4.92m)

Lounge Area

Front Facing - Having quality marble effect tiled flooring with under floor heating, feature lighting, door to guests wc and opening out into the dining kitchen.

Kitchen/Dining Area

Rear Facing - Brand new and fitted with a range of wall and base units having solid counters over, breakfast bar, inset sink with courtesy tiling, built in electric oven and hob, cooker hood, integrated fridge freezer and dishwasher, plumbing for washing machine, concealed wall mounted gas central heating boiler, quality marble effect tiled flooring with under floor heating, feature lighting, large lantern giving lots of natural light and door to rear garden.

Guests WC

Having tiled flooring and walls, ceiling light, extractor, wc and hand basin set into vanity unit.

First Floor Landing

Front Facing - Having recessed lighting, doors to bedrooms and shower room and stairs ton second floor.

Bedroom One 10' 7" Max x 9' 8" (3.22m x 2.94m)

Front Facing - Having radiator and ceiling light.

Bedroom Two 10' 1" x 9' 8" (3.07m x 2.94m)

Rear Facing - Having radiator and ceiling light.

Shower Room

Rear Facing - Having double shower cubicle with mixer shower, wash hand basin set into vanity unit wc, tiled floor, part tiling to walls, heated towel rail, recessed ceiling lights and extractor.

Second Floor Landing

Having velux window, doors to bedrooms and bathroom and recessed ceiling lights.

Bedroom Three 12' 2" x 6' 10" (3.71m x 2.08m)

Rear Facing - Having radiator and ceiling light.

Bedroom Four 12' 4" x 9' 5" (3.76m x 2.87m)

Front Facing - Having restricted headroom in part, radiator, velux window and recessed lighting.

Shower Room

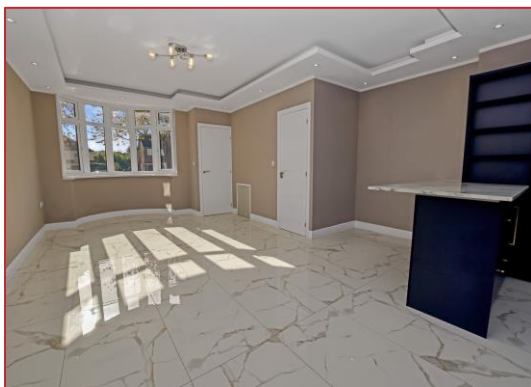
Rear Facing - Having double shower cubicle with electric shower, wash hand basin set into vanity unit, wc, tiled floor, part tiling to walls, heated towel rail recessed ceiling lights and extractor.

Frontage

Having block paved frontage.

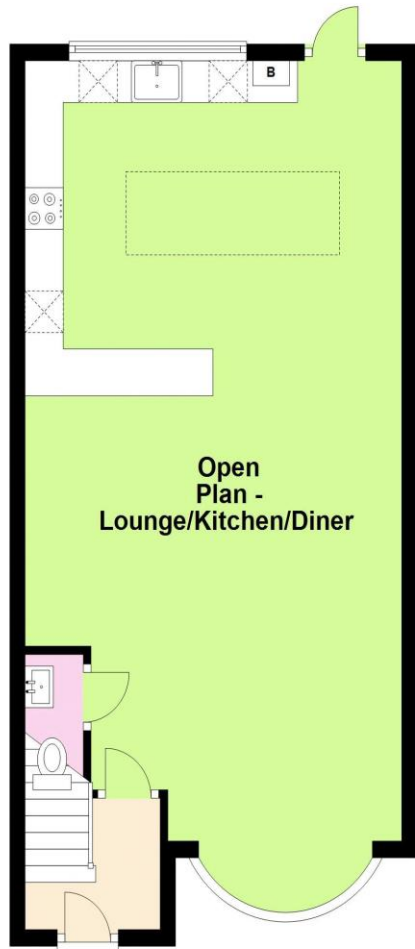
Rear Garden

Enclosed rear garden with lawn.



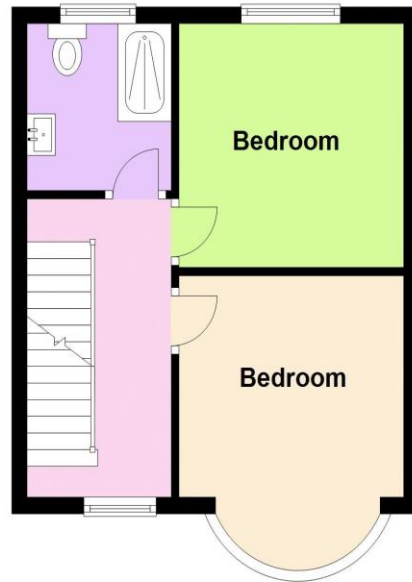
Ground Floor

Approx. 524.1 sq. feet



First Floor

Approx. 307.9 sq. feet



Second Floor

Approx. 321.2 sq. feet



Total area: approx. 1153.2 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(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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