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14 ST MICHAELS CRESCENT, OLDBURY, WEST MIDLANDS, B69 4RT
£175,000





LOCATION

St. Michaels Crescent is a pleasant residential cul-de-sac conveniently located for shopping facilities (including large Asda and Aldi stores), bus route and schools, whilst Wolverhampton Road provides direct access to M5 Motorway (J2) which enables commuting to the surrounding areas. The property can be located turning off Wolverhampton Road between the junctions of Causeway Green Road and Titford Road into St. Michaels Crescent where the property is then situated on the left hand side.

DESCRIPTION

This is a spacious, extended 4 bedroomed mid terrace home within pleasant cul-de-sac location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, breakfast kitchen, rear lobby, and downstairs Bed 4 with shower/wet room off. First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the First Floor, and door leads through to :-

Lounge 16' 7" (into bay) x 11' 10" (max) (5.05m x 3.60m)

Double glazed bay window to the front, radiator, fire surround and hearth and door leads to :-

Breakfast Kitchen 15' 0" (max) x 8' 10" (max) (4.57m x 2.69m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, single drainer sink with cupboard below, complimentary tiling to the walls, built in understair store/pantry.

Lobby

Double glazed door to the side providing access to the rear garden and door leads to :-

Downstairs Bed 4/Study 10' 0" (max) x 9' 1" (max) (3.05m x 2.77m)

Double glazed window to the side, radiator, fitted wardrobe and door leads through to :-

Shower/Wet Room 9' 11" x 4' 9" (3.02m x 1.45m)

Double glazed window to the side, radiator, wc, wash handbasin, shower and complimentary tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 10" (max) x 9' 0" (max) (3.60m x 2.74m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 8" x 9' 0" (3.25m x 2.74m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window to the front, radiator and central heating boiler.

Bathroom 7' 8" x 7' 1" (2.34m x 2.16m)

Double glazed window to the rear, radiator, bath with shower over, wash handbasin, wc, and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with lawn and pathway.

Tenure

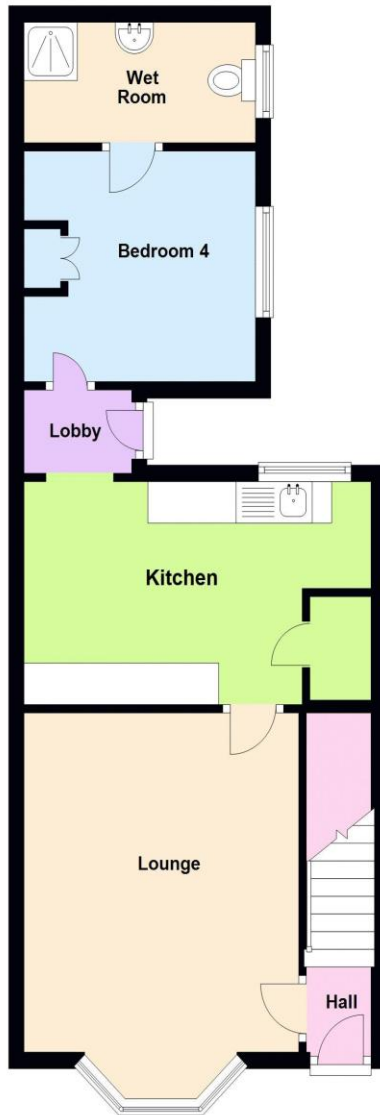
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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 £210 per transaction.

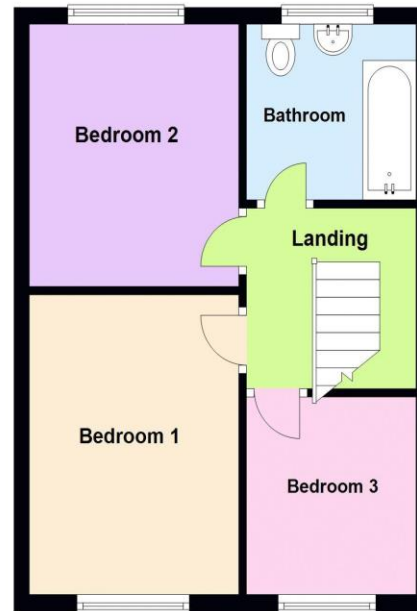
Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	62	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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