



humberstones
homes

42 WOODGREEN ROAD, OLDBURY, WEST MIDLANDS, B68 0DF
£235,000





LOCATION

The property is situated within this popular location and is most convenient for shopping facilities, amenities, schools and bus route, whilst Hagley Road West provides direct access into Birmingham City Centre. M5 Motorway (J2 and J3) are a short distance away enabling commuting to the surrounding areas. The property can be located turning off Hagley Road West into Woodgreen Road and is then situated a short distance along on the left hand side.

DESCRIPTION

This is a spacious 3/4 bedroom semi detached home most conveniently situated for local shops and for gaining access into Birmingham City Centre, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room, small conservatory, kitchen, side passage/utility area, and downstairs bed 4 with shower room en-suite. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden. Majority Double glazed and Gas radiator heating. EPC rating D.

Porch

Door leads through to :-

Entrance Hall

Staircase rising to the first floor, and doors off to :-

Lounge 15' 2"(into door recess) x 10' 8"(max) (4.62m x 3.25m)

Radiator and sliding door leads through to :-

Conservatory 6' 0" x 6' 7" (1.83m x 2.01m)

Double glazed windows looking over the rear garden, and door to the garden.

Dining/Sitting Room 14' 0"(into bay) x 11' 11"(max) (4.26m x 3.63m)

Double glazed bay window to the front, radiator, picture rail and attractive feature fire surround.

Kitchen 9' 9"(plus storage area) x 7' 1" (2.97m x 2.16m)

Double glazed window to the rear, radiator, base units, work surface area, 1 x single and 1 x double wall cupboard, single drainer sink with mixer tap, central heating boiler, complimentary tiling to the walls, useful understair storage area, door leads to:-



Side Passage/Utility Area

Door to the front, door to rear garden, work surface area, and further door leads through to :-

Downstairs Bed 4/Hobby Room 15' 4" x 6' 0" (4.67m x 1.83m)

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

Shower Room En-Suite 5' 2" x 4' 10" (1.57m x 1.47m)

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

First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

Bedroom One 14' 6"(into bay) x 11' 0"(max) (4.42m x 3.35m)

Double glazed bay window to the front. Radiator.

Bedroom Two 12' 10" x 10' 8"(max) (3.91m x 3.25m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 11" x 7' 0" (2.41m x 2.13m)

Double glazed window to the front, and radiator.

Bathroom 7' 1" x 5' 10" (2.16m x 1.78m)

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

Additional WC

Off Landing with single glazed window to the side, wc, and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

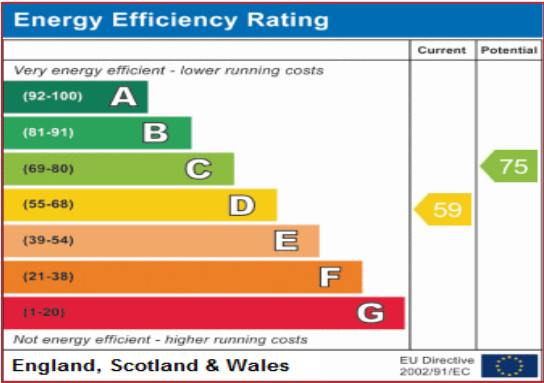
Good sized rear garden with slab/patio area.

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.



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