



**humberstones**  
homes

37 CASTLE ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0EN  
**£285,000**







## DESCRIPTION

Very well presented, considerably improved and extended 3 bedroom semi detached family home situated within this very sought after location having many shops and amenities nearby, whilst the extremely popular Warley Woods/Golf Course is only a short distance away. The adjoining Wolverhampton Road enables direct access to both M5 Motorway (J2) and Birmingham City Centre. The property is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall, spacious extended lounge, separate dining room, extended and fitted kitchen (with integral oven/hob). First floor provides 3 double bedrooms (Bedroom 3 has been extended above the Kitchen) and bathroom. Outside is a pleasant well maintained rear garden. Double glazed and Gas Central Heating. Council Tax Band C. EPC rating D.

## Porch

Front door to :-

## Entrance Hall

Radiator, double glazed window to the side, staircase rising to the First Floor, under stair storage cupboard and doors off to :-

## Dining Room 11' 9"(into bay) x 10' 6"(max) (3.58m x 3.20m)

Double glazed bay window to the front and radiator.

## Extended Lounge 19' 6"(max overall) x 10' 3"(max) (5.94m x 3.12m)

2 Radiators, feature fire surround with hearth and sliding patio door onto the rear garden.

## Extended Fitted Kitchen 16' 3"(max) x 6' 6"(max) (4.95m x 1.98m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, central heating boiler, complimentary tiling to the walls and double glazed door to the rear garden.

## First Floor Landing

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

## Bedroom One 13' 10"(into bay) x 10' 6"(max) (4.21m x 3.20m)

Double glazed bay window to the rear. Radiator.

## Bedroom Two 12' 6"(into bay) x 10' 6"(max) (3.81m x 3.20m)

Double glazed bay window to the rear. Radiator

## Extended Bedroom Three 16' 3"(max) x 6' 7"(max) (4.95m x 2.01m)

Double glazed window to the rear and radiator.

## Bathroom 6' 4" x 5' 4" (1.93m x 1.62m)

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

## Front

Drive providing off road parking and leading to the accommodation.

## Rear Garden

Pleasant rear garden with patio, decking area and further garden area, 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.

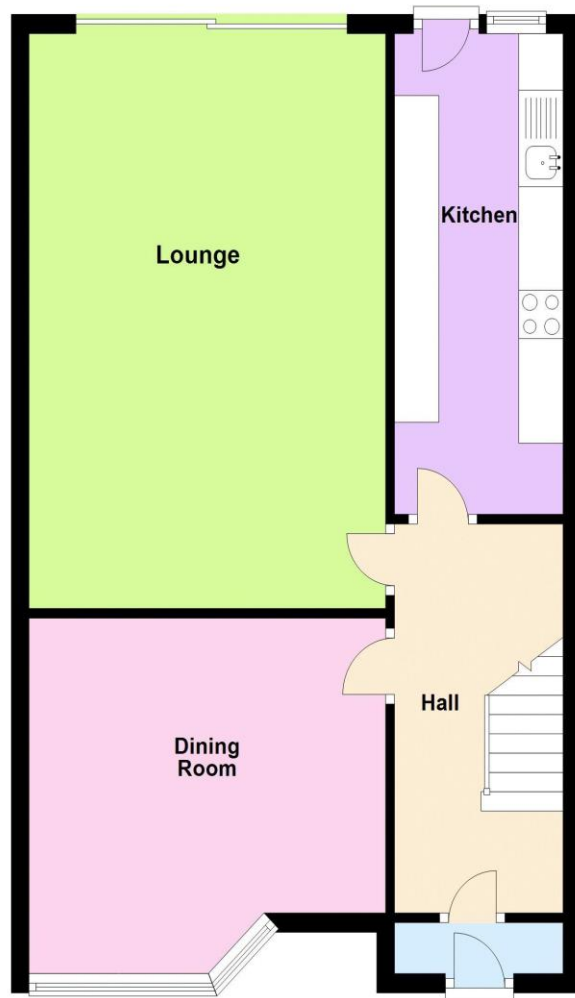
## Property Related Services

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 £240 per transaction.



## Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



## First Floor

Approx. 51.1 sq. metres (550.6 sq. feet)



Total area: approx. 108.8 sq. metres (1170.9 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
		85
	60	
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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