



**humberstones**  
homes

31 STANLEY ROAD, OLDBURY, WEST MIDLANDS, B68 0DZ  
**£210,000**







### LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, schools and bus route, whilst access onto Hagley Road West enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located turning off Hagley Road West into Stanley Road and is then situated on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a well presented three bedroom semi detached home set within a popular residential area and has no upward chain. Set back from the road with driveway to the front, internally the accommodation briefly comprises, entrance porch and hall, lounge, 16ft Kitchen diner opening to rear garden and utility area off. At first floor level there are three bedrooms (two with fitted wardrobes) and refitted bathroom. Externally to the rear there is a good sized garden having sunny aspect which is not overlooked from the rear. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating E.

**UPVC double doors lead to Entrance Porch**

#### Entrance Porch

Having tiled flooring, wall light point and part glazed composite door to Entrance Hall.

#### Entrance Hall

Having stairs to first floor landing, ceiling light point, double panel radiator and door to lounge.

#### Lounge 15' 2"max x 12' 10"max (4.62m x 3.91m)

Front Facing - Having feature fire surround with gas fire, double panel radiator, two wall light points, ceiling light point and door to kitchen/diner.

#### Kitchen/Diner 16' 3" x 8' 7" (4.95m x 2.61m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink, courtesy tiling, cooker recess with cooker hood over, wall mounted combination gas central heating boiler, plumbing for dishwasher, space for under counter fridge, double panel

radiator, under stairs store, two ceiling lights points, patio door to rear garden and door to utility area.

#### Utility Room/Side Veranda 11' 10" x 4' 8" (3.60m x 1.42m)

Having plumbing for washing machine, space for fridge freezer, ceiling light point, door to rear garden and further door to store which leads to driveway.

#### First Floor Landing

Side Facing - Having access to loft space, ceiling light point and doors to bedrooms and bathroom.

#### Bedroom One 9' 0"max x 11' 0"max (2.74m x 3.35m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

#### Bedroom Two 11' 1"max x 8' 8"max (3.38m x 2.64m)

Front Facing - Having, single panel radiator and ceiling light point.

#### Bedroom Three 8' 0"max x 7' 0"max (2.44m x 2.13m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

#### Bathroom 7' 7" x 7' 3" (2.31m x 2.21m)

Front Facing - Refitted with suite comprising paneled bath with electric shower over and screen, low level wc, pedestal wash hand basin, vinyl flooring, part tiling to walls, heated towel rail, single panel radiator, extractor and ceiling light point.

#### Frontage

Having driveway providing off road parking.

#### Rear Garden

Large rear garden with sunny aspect not overlooked from the rear. Having paved patio area the remainder being predominantly laid to lawn with well established borders.

#### 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.

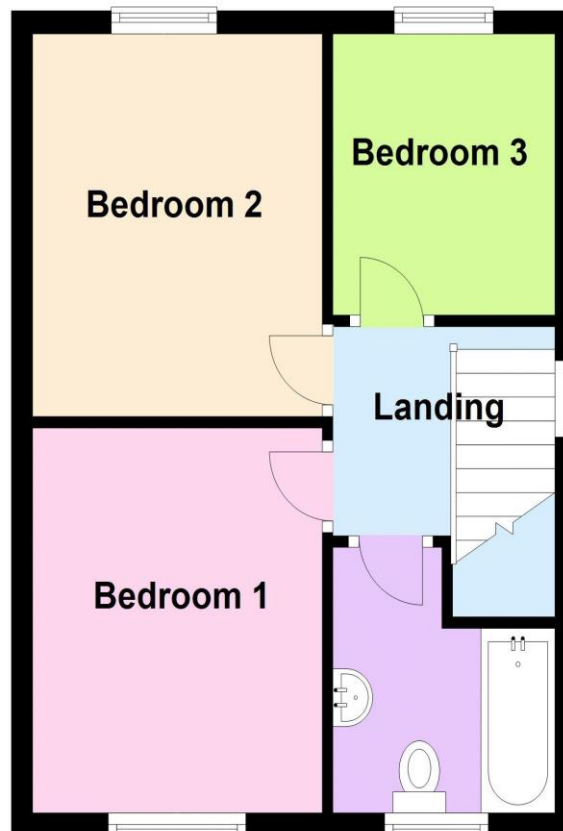
#### Property Related Services

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



## First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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