



humberstones
homes

170 ASHES ROAD, OLDBURY, WEST MIDLANDS, B69 4RB

£160,000





LOCATION

The property occupies a pleasant corner position within this popular, established neighbourhood, and is handy for local amenities and facilities, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling along Wolverhampton Road towards Oldbury, turn left into Causeway Green Road, second right into Ashes Road where the property can be found on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This property has been refurbished throughout internally and reconfigured with new kitchen/diner, new bathroom, new upvc double glazing, rewired, and new carpets and flooring. The property has no upward chain. The accommodation comprises on the ground floor of an entrance hall and lounge opening into kitchen/diner. At floor level there is a landing, three bedrooms and spacious bathroom. To the front there is a hard standing area and gated passage to rear garden. To the rear there is a large garden with open sunny aspect and secure parking area accessed via double gates from service road beyond. The property benefits from gas central heating (combi boiler). EPC Rating: D

Recessed storm porch with part glazed upvc door to Entrance Hall

Entrance Hall

Having laminate flooring, single paneled radiator, under stairs store, stairs to first floor landing, ceiling light point and door to lounge and opening into kitchen/diner.

Lounge 14' 7" max x 10' 3" max (4.44m x 3.12m)

Front Facing - Having feature wall mounted electric fire, three single panel radiators to bay, ceiling light point and bi-fold doors to kitchen/diner,

Kitchen/Diner 15' 10" max x 11' 2" max (4.82m x 3.40m)

Rear Facing - 'L' shaped with laminate tiled flooring and fitted with range of wall and base units with feature plinth lighting and work surfaces above. Inset sink unit, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, space for under counter fridge or vented tumble dryer, space for fridge freezer, double panel radiator, wall mounted combination gas central heating boiler, ten recessed ceiling lights and double doors opening to rear garden.

First Floor Landing

Having doors to bedrooms and bathroom and six recessed ceiling lights.

Bedroom One 14' 4" max x 10' 0" max (4.37m x 3.05m)

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

Bedroom Two 11' 4" x 8' 11" max (3.45m x 2.72m)

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

Bedroom Three 7' 7" x 7' 5" (2.31m x 2.26m)

Front Facing - Having single pane radiator and ceiling light point.

Bathroom

Rear Facing - Having suite comprising paneled bath with mixer shower and screen, low flush wc, wash hand basin set into drawer unit, heated towel rail, tiled walls, laminate tiled floor, extractor and ceiling light point.

Frontage

To the front of the property there is a hard standing area and gated passage to rear garden.

Rear Garden

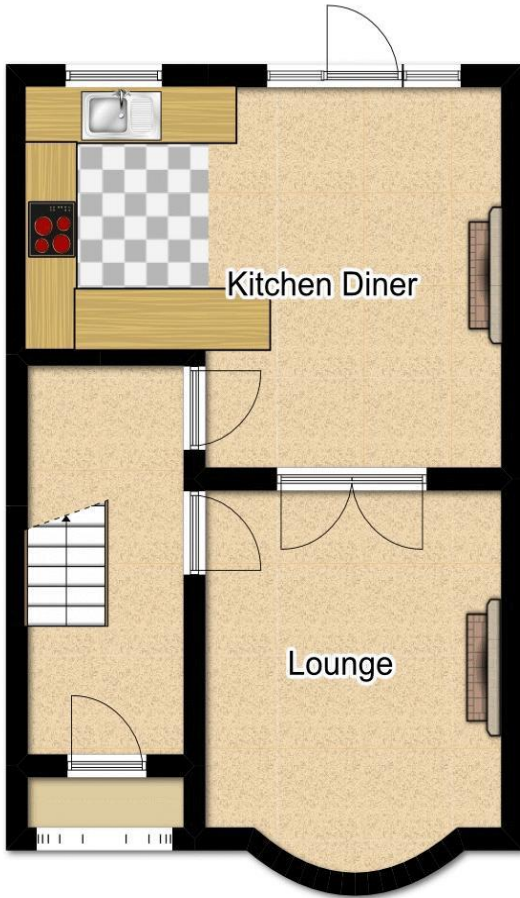
Large garden with sunny open aspect having paved patio area and pond, the remainder being low maintenance gravel with secure hard standing/parking area and double gates to service road beyond.

Tenure

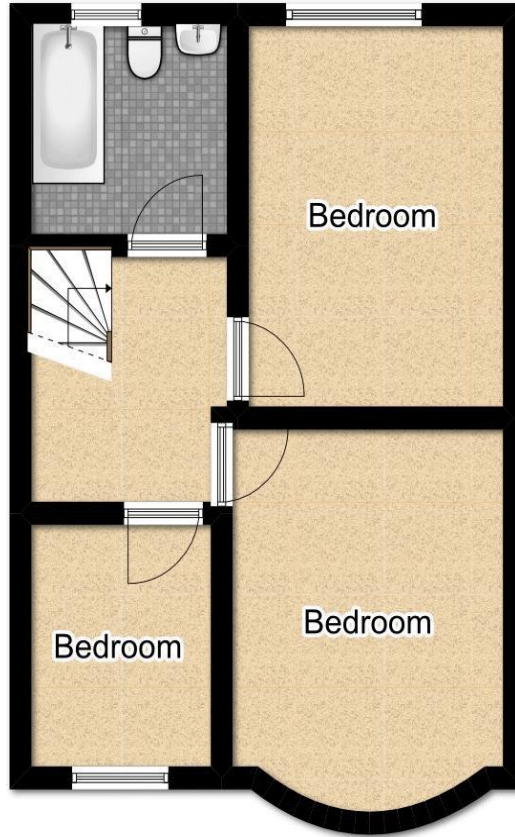
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



Energy Performance Certificate HM Government

179, Ashes Road, OLDBOURY, B95 4RB
 Dwelling type: Detached house
 Date of assessment: 04 April 2016
 Date of certificate: 04 April 2016
 Reference number: 044-2834-7643-6706-1015
 Type of assessment: EPC/A1 existing dwelling
 Total floor area: 76 sq'

Use this document for:
 - Compare current energy performance to see which properties are more energy efficient
 - Compare current energy performance and energy by heating improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save:	£ 672

Estimated energy costs of this house		Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 150 over 3 years	You could save £ 672 over 3 years.
Heating	£ 1,848 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 312 over 3 years	£ 270 over 3 years	
Total	£ 2,352	£ 1,420	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on average, using the individual household's fuel meters, energy use for current appliances, and a standard occupancy rate.

Energy Efficiency Rating	Current	Potential
Current Rating: D	44	61

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 65). The EPC rating shown here is based on standard assumptions about occupancy and energy use and only one method from energy is considered for individual buildings.

Top actions you can take to save money and make your home more efficient	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. External or internal wall insulation	£4,000 - £14,000	£ 400	
2. Floor insulation (unheated floor)	£ 300 - £1,000	£ 120	
3. Low energy lighting for all fixed outlets	£15	£ 30	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.humberstoneshomes.co.uk or call 0121 422 1188 (local call cost). The Green Deal has helped you to make your home warmer and cheaper to run.

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