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homes

26 BROADWAY CROFT, OLDBURY, WEST MIDLANDS, B68 9DJ
£300,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst direct access onto Wolverhampton Road enables commuting into Birmingham City Centre, and M5 Motorway (J2) is a short distance away. The property can be located turning off Wolverhampton Road into Broadway, then right into Broadway Croft where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a superb, very spacious and considerably extended, 3 bedroom semi detached family home set within this popular cul-de-sac location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, extended kitchen, breakfast room, downstairs wc, conservatory and utility. First floor provides 3 good sized double bedrooms (master with shower room en-suite), spacious family bathroom. Outside is a garage and pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Porch

Front door leads to :-

Entrance Hall

Staircase rising to the First Floor, understair storage cupboard and doors off to :-

Through Lounge/Dining Area 26' 10" (max overall and into bays) x 10' 5" (max) (8.17m x 3.17m)

Double glazed bay window to the rear, 2 radiators, attractive feature fire surround with hearth, double glazed bay window to the front.

Extended Kitchen 13' 2" (max) x 8' 11" (max) (4.01m x 2.72m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, plate rack, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls and archway leads through to :-

Breakfast Room 10' 10" (max) x 8' 8" (max) (3.30m x 2.64m)

Radiator, door to Utility and leading through to :-

Inner Lobby Area

Central heating boiler, double glazed window to the side, opening to Conservatory and sliding door to :-

Downstairs WC

Radiator, wash handbasin, wc and complimentary tiling to the walls.

Conservatory 8' 10" x 8' 7" (2.69m x 2.61m)

Radiator, double glazed windows looking over the rear garden, and double glazed double opening doors onto the rear garden.



Utility 6' 7" (max) x 6' 5" (2.01m x 1.95m)

Radiator, base unit, work surface area, wall cupboards, single drainer sink with mixer tap, tiled walls, understair storage cupboard and door leads to Garage.

First Floor Landing

Doors off to :-

Bedroom One 13' 5" (into bay) x 10' 5" (max) (4.09m x 3.17m)

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

Shower Room En-Suite 6' 5" x 4' 8" (1.95m x 1.42m)

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

Bedroom Two 13' 3" (into bay) x 10' 5" (max) (4.04m x 3.17m)

Double glazed bay window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Extended Bedroom Three 13' 9" (max) x 7' 7" (plus storage cupboard) (4.19m x 2.31m)

2 Double glazed windows to the front, radiator, built in storage cupboard and loft access (pull down ladder to boarded loft space).

Family Bathroom 10' 5" (max) x 8' 8" (max) (3.17m x 2.64m)

Double glazed window to the rear, radiator and super suite comprising :- WC, wash handbasin, jacuzzi style bath, and shower cubicle with screened door, shower and tiling to the walls,.

Front

Drive providing off road parking and leading to the accommodation.

Garage 15' 2" x 10' 3" (max) (4.62m x 3.12m)

Up and over door and door to Utility.

Rear Garden

Pleasant rear garden with patio, shaped lawn, shrub border and ornamental garden pond.

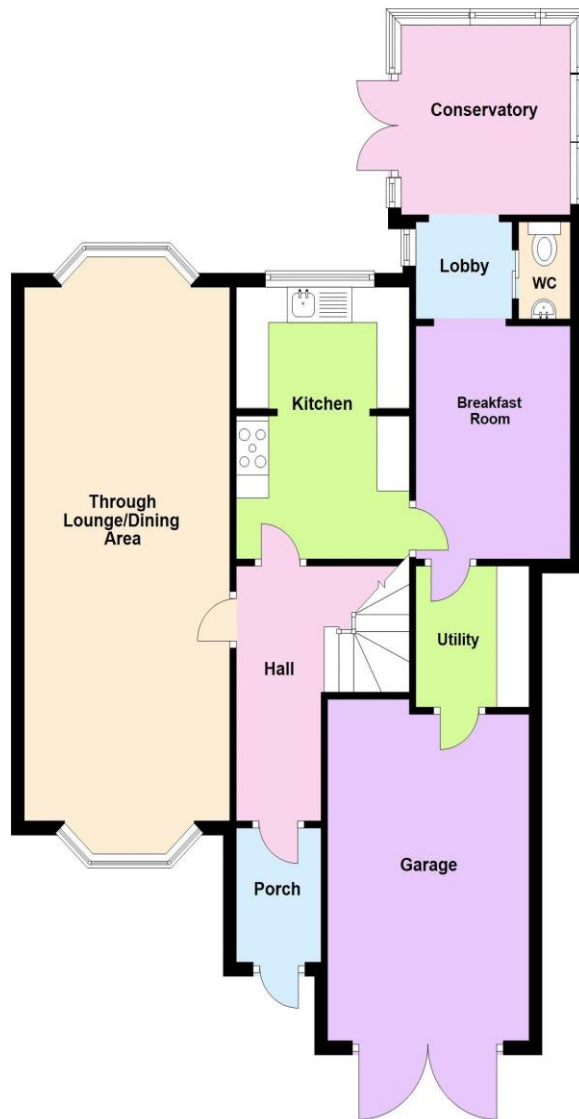
Tenure

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.

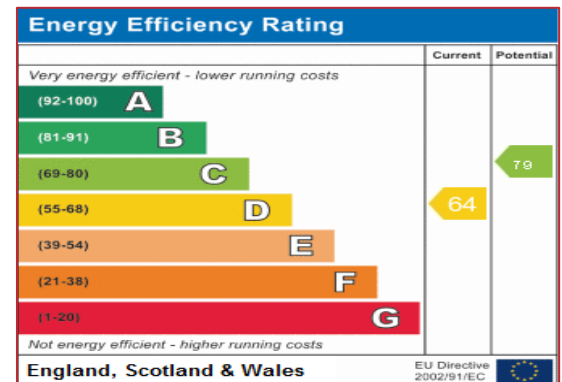
Property Related Services

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



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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