



humberstones
homes

284 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0TF
£325,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, and facilities, whilst the Wolverhampton Road provides easy access to Birmingham City Centre, M5 motorway (j2) and further to the surrounding area. The property is set back from the Wolverhampton Road in a service road and can be located between Bleakhouse Road and Broadway as indicated via the agents for sale board.

DESCRIPTION

A well presented, spacious three bedroom link detached family home with garage and potential to extend (subject to necessary planning). The accommodation briefly comprises on the ground floor of a porch, entrance hall, downstairs wc, spacious 22ft through lounge, enlarged and re-fitted dining kitchen and utility/useful store. At first floor level there are three good sized bedrooms and re-fitted bathroom. Outside there is a driveway providing off road parking and access to garage, to the rear is a good sized garden. Benefiting gas central heating and double glazing. EPC Rating: C

Porch

Front door leads through to :-

Entrance Hall

Staircase rising to the first floor, radiator, and doors off to :- Lounge, kitchen and further to :-

Downstairs WC

Double glazed window to the side, heated towel rail, low level flush wc and wash handbasin.

Lounge 22' 9" x 11' 6"(max) (6.93m x 3.50m)

Double glazed window to the front, 2 radiators, attractive feature fire surround with hearth, and double glazed sliding patio door onto the rear garden.

Re-Fitted Dining Kitchen 15' 0"(max) x 14' 7"(max) (4.57m x 4.44m)

Double glazed sliding patio door onto the rear garden, radiator, base and wall mounted units, work surface areas, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, door to Utility/Store and further door to :-

Rear Lean to

Single glazed window and door to the rear garden (In need of repair).

Utility/Store 12' 11" x 4' 0" (3.93m x 1.22m)

Double glazed window to the front, central heating boiler, and plumbing for automatic washing machine.

First Floor Landing

Double glazed window to the front providing pleasant outlook, radiator, built in storage cupboard, loft access, and doors off to all First Floor Accommodation.

Bedroom One 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the front providing pleasant outlook, and radiator.

Bedroom Two 11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 8" x 7' 4" (2.94m x 2.23m)

Double glazed window to the rear and radiator.

Re-fitted Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Double glazed window to the side, heated towel rail, and attractive white suite comprising :- Bath with shower fitment over, wash handbasin, low level flush wc, and tiling to the walls.

Outside

Frontage

Drive providing off road parking, foregarden and pathway leading to the accommodation.

Garage 16' 0" x 8' 2" (4.87m x 2.49m)

Electric roller shutter door and leading to useful storage area at the rear of the Garage.

Rear Garden

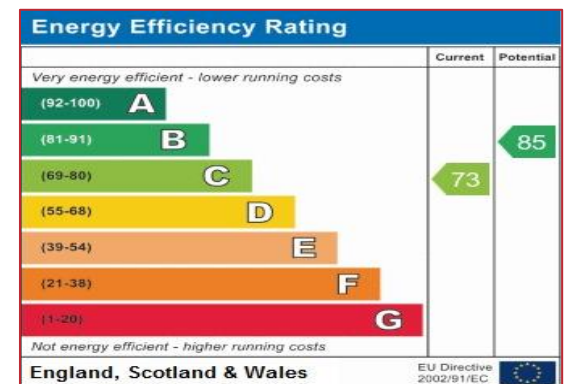
Pleasant good sized rear garden with patio, shaped lawn, well stocked shrub borders, and additional garden area at the rear with further lawn.

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.



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



