



46 FOREST ROAD, OLDBURY, WEST MIDLANDS, B68 0EE

£245,000

humberstones
homes

LOCATION

Forest Road is a tree lined road set within this popular sought after neighbourhood which is handy for local amenities, and provides access to Hagley Road West with public transport into Birmingham City Centre and motorway access at junctions 2 & 3 of the M5. The property can be found turning off Hagley Road West into Stanley Road, turn first left into Forest Road where the property can be found on the right hand side as indicated via the agents for sale board.

THE PROPERTY

NO UPWARD CHAIN, this is a spacious, extended, newly refurbished three bedroom semi detached property set in a popular residential area. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, front and rear reception rooms, extended breakfast kitchen and downstairs shower room. At first floor level there is a landing, three bedrooms and bathroom. Externally to the front there is a block paved drive and to the rear a well proportioned garden. the property benefits from UPVC double glazing and gas central heating (combi boiler). EPC Rating D.

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Part glazed upvc door leads to Entrance Porch

Entrance Porch 8' 2" x 6' 8" (2.49m x 2.03m)

Having tiled flooring, four recessed ceiling lights, part glazed door to side passage and wooden door to entrance hall.

Entrance Hall

Having laminate flooring, stairs to first floor landing, ceiling light point and doors to front and rear reception rooms.

Front Reception 13' 8"max x 11' 0" (4.16m x 3.35m)

Having laminate flooring, single panel radiator and ceiling light point.

Rear Reception 15' 0"max x 12' 6" (4.57m x 3.81m)

Having laminate flooring, understairs store, single panel radiator, ceiling light point and doors to breakfast kitchen.

Breakfast Kitchen 13' 1" x 10' 7" (3.98m x 3.22m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, electric oven with gas hob over and chimney canopy above, feature lighting, plumbing for washing machine, concealed wall mounted combination gas central heating boiler, nine recessed ceiling lights, one ceiling light point and doors to side passage, rear garden and shower room.

Downstairs Shower Room

Rear Facing - Fitted with suite comprising, double shower cubicle with mixer shower, low level wc, wash hand basin set into vanity unit, tiled floor and walls, heated towel rail, extractor and ceiling light point.

First Floor Landing

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

Bedroom One 14' 2"max x 11' 0" (4.31m x 3.35m)

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

Bedroom Two 8' 1" x 8' 0" (2.46m x 2.44m)

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

Bedroom Three 8' 8" x 7' 3" (2.64m x 2.21m)

Dual Aspect - Having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Having suite comprising, paneled bath with shower tap attachment, low level wc, pedestal wash hand basin, tiling to floor and walls, heated towel rail, extractor and ceiling light point.

Frontage

Having block paved driveway with parking.

Rear Garden

Well proportioned enclosed garden with patio area the remainder being predominantly laid to lawn with further graveled area to the far end.

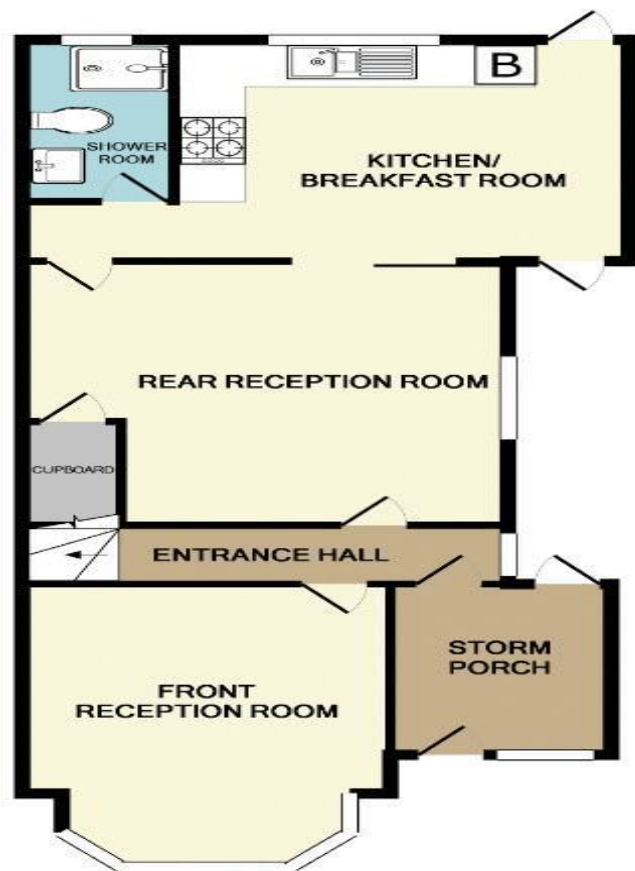
Tenure

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.

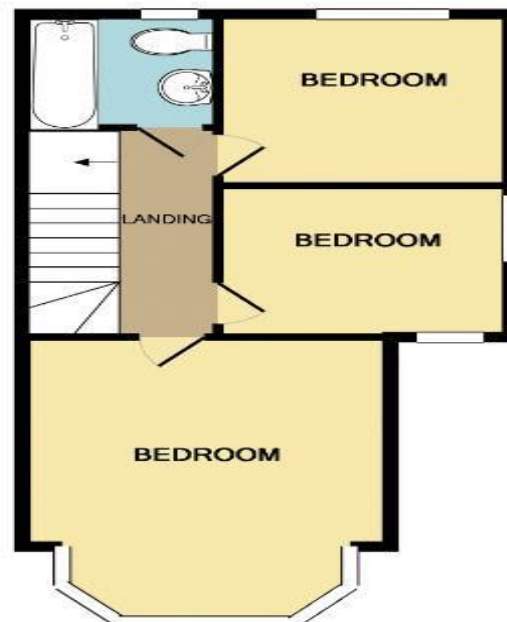
Property Related Services

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: 46 Forest Road, OLDBURY, West Midlands, B68 0EE
RRN: 0709-2803-7910-9508-1721

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(49-54) E		
(41-48) F		
(35-39) G		
Not energy efficient - higher running costs		
England & 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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