



7 MAVIS GARDENS, OLDBURY, WEST MIDLANDS, B68 0SQ

£139,950

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LOCATION

The property occupies a cul-de-sac position within this convenient, established neighbourhood and is handy for local amenities, facilities and schools, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Brennand Road into Bodenham Road, turn right into Mavis Gardens where the property is situated towards the top of the cul-de-sac as indicated by the agents for sale board.

DESCRIPTION

Good sized semi detached home in cul-de-sac position which has no upward chain. The accommodation briefly comprises on the ground floor is an entrance hall, lounge and kitchen/diner. At first floor level there are three bedrooms and re-fitted shower room. Externally there is a low maintenance frontage and large garden to rear. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating E.

Entrance Hall

Staircase rising to the first floor, radiator, and door leads to :-

Lounge 13' 8"(max) x 11' 2" (4.16m x 3.40m)

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

Breakfast Kitchen 16' 9" x 10' 4"(max) (5.10m x 3.15m)

2 Double glazed windows to the rear, radiator, base units, rolled top work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, built in storage cupboard and double glazed door to the rear garden.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 1" x 10' 3" (3.38m x 3.12m)

Double glazed window to the rear and radiator.

Bedroom Two 11' 6" x 8' 5"(plus recess) (3.50m x 2.56m)

Double glazed window to the rear, radiator.

Bedroom Three 8' 5"(max) x 8' 1"(max) (2.56m x 2.46m)

Double glazed window to the front, and radiator.

Shower Room 7' 2" x 5' 4" (2.18m x 1.62m)

Double glazed window to the rear, heated towel rail, and attractive suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Outside

Front

Pathway leading to the accommodation.

Rear Garden

Good sized rear garden with patio, lawn area, and side access gate.

Tenure

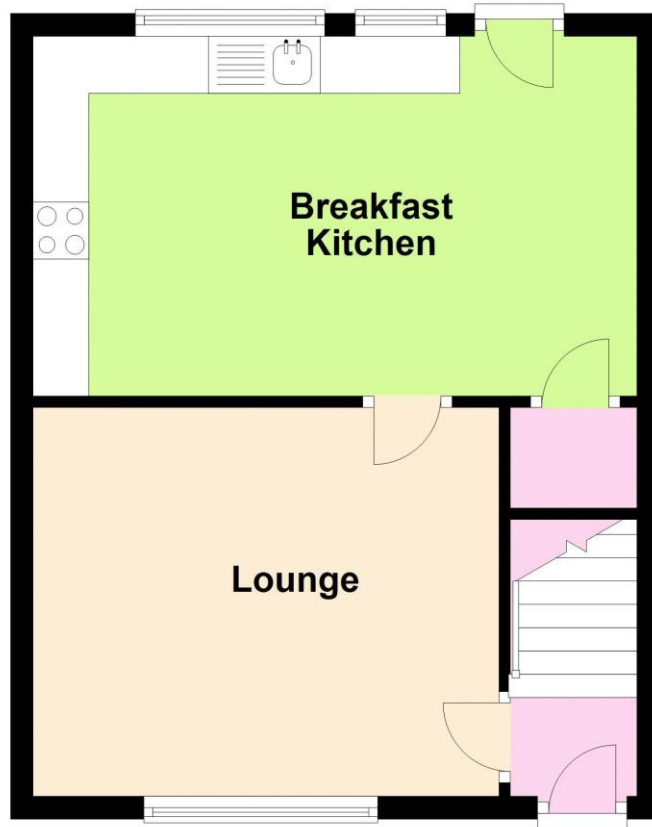
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property-Related Services

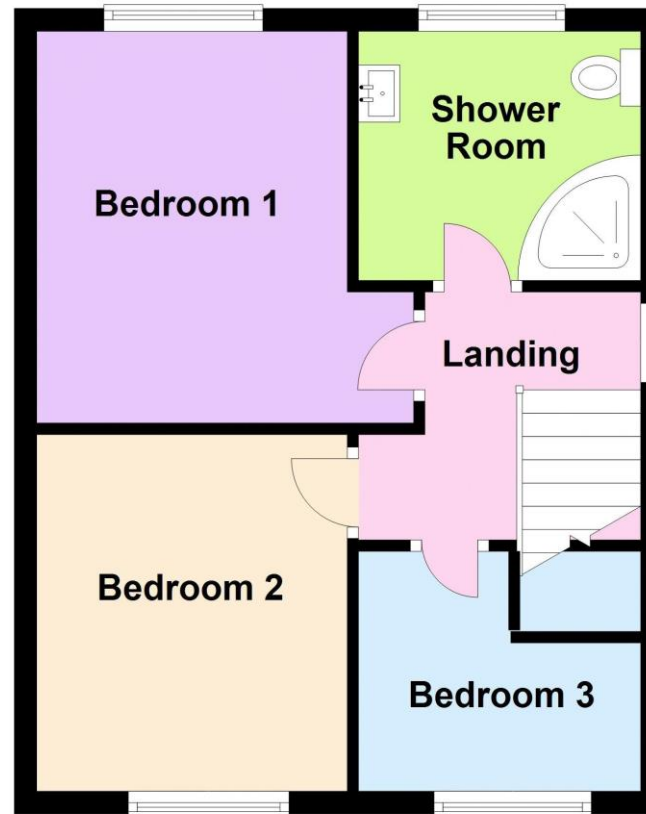
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Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B	84	(81-91) B	84
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	47	(39-54) E	44
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	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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