



humberstones
homes

44 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4SY

£200,000





LOCATION

The property occupies a pleasant position upon this popular development and is handy for all shopping facilities and amenities available within Langley Town Centre, whilst Langley Green Train Station is just a short distance away which enables commuting into Birmingham City Centre. M5 Motorway (J2) provides access to the surrounding area. The property can be located turning off New Henry Street into Langley Green Road, branch left into Clay Lane and the property is then situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a modern style, well presented and improved 3 bedroom end terrace family home occupying a pleasant position upon this popular development, very handy for Langley Green Train Station. Set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), and spacious lounge opening through to re-fitted kitchen (having integrated oven/hob and integral fridge/freezer). First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating C.

Entrance Hall

Radiator, staircase rising to the First Floor, understair storage cupboard and doors lead off to :-

Downstairs WC

Double glazed window to the front, radiator, wash handbasin and WC.

Lounge opening through to Re-Fitted Kitchen

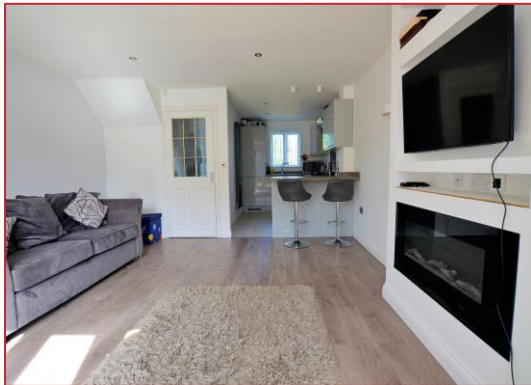
Comprising :-

Lounge Area 15' 8" x 13' 10" (4.77m x 4.21m)

Radiator, double glazed window to the rear, double glazed double opening doors onto the rear garden and opening through to :-

Re-Fitted Kitchen 10' 0" x 7' 4" (3.05m x 2.23m)

Double glazed window to the front, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, and integrated fridge/freezer.



First Floor Landing

Loft access and doors off to all First Floor Accommodation :-

Bedroom One 13' 11"(into recess) x 12' 2"(to back of wardrobe) (4.24m x 3.71m)

2 Double glazed windows to the front, radiator, built in wardrobe and additional built in storage cupboard.

Bedroom Two 9' 5"(max) x 6' 10"(max) (2.87m x 2.08m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 4" x 6' 10"(plus door recess) (2.54m x 2.08m)

Double glazed window to the rear and radiator.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio and lawn area.

Tenure

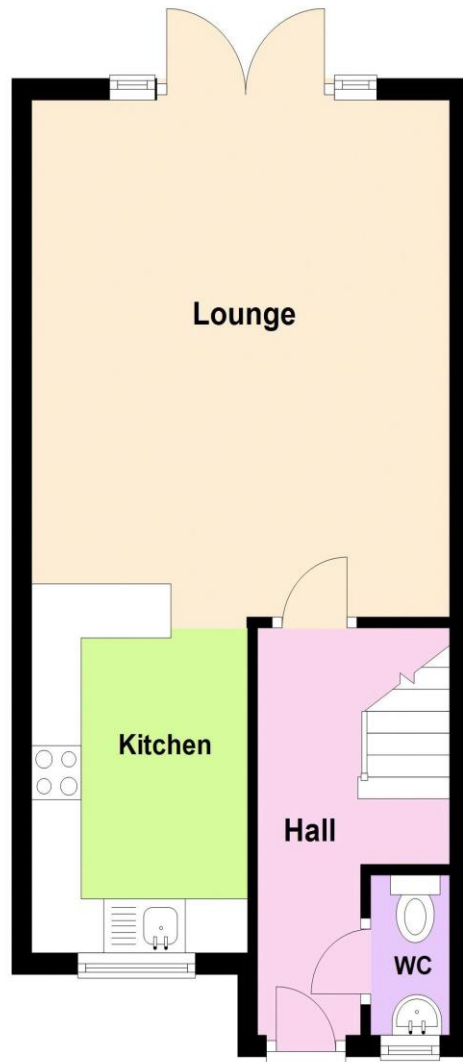
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

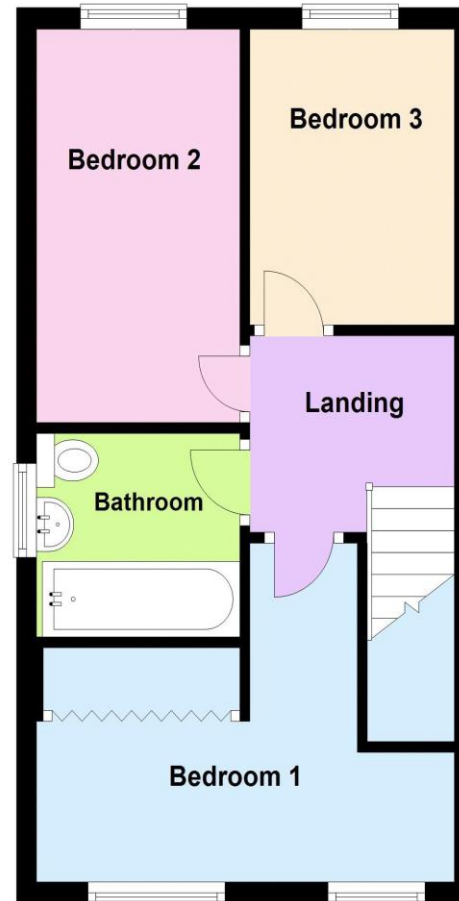
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		91
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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