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homes

147 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0NB  
**£299,500**







### LOCATION

Situated upon the popular Wolverhampton Road, convenient for local shopping facilities, amenities, schools and bus route, whilst the popular Warley Woods is just a short distance away. Direct access into Birmingham City centre is an option and Wolverhampton Road enables commuting to M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Hagley Road onto Wolverhampton Road and is then situated a distance along on the left hand side between the junctions with Castle Road West and Albert Road as indicated via the agents for sale board.

### DESCRIPTION

This superbly presented, considerably improved and extended 3 bed roomed semi detached family home offers spacious living accommodation throughout. Situated within this popular, convenient location and set back behind a double width drive providing off road parking, the property briefly comprises the following accommodation :- On the ground floor is an entrance hall, lounge, super re-fitted dining kitchen (with integral oven/hob), and extremely spacious 18ft family room. First floor provides 3 bedrooms and quality re-fitted bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas radiator heating. EPC rating tbc.

#### Entrance Hall

Radiator, staircase rising to the first floor, understairs recess, and doors off to :-

#### Lounge 13' 6"(into bay) x 12' 4"(max) (4.11m x 3.76m)

Double glazed bay window to the front, radiator, feature fireplace with hearth housing inset fire.

#### Re-Fitted Dining Kitchen 19' 7"(max) x 11' 2"(max) (5.96m x 3.40m)

Kitchen area providing fine range of base units, work surface area, wall cupboards, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, concealed gas central heating boiler, complimentary tiling to the walls, Dining Area with radiator and opening through to :-

#### Family Room 18' 8" x 18' 5" (5.69m x 5.61m)

Double glazed window to the rear, electric underfloor heating, and double glazed, double opening doors onto the rear garden.

#### First Floor Landing

Double glazed window to the side, doors off to all First Floor Accommodation and pull down ladder to :-

#### Boarded Loft Space 16' 5"(max) x 16' 4"(max) (5.00m x 4.97m)

Carpeted loft space and skylight to the rear.

#### Bedroom One 14' 0"(into bay) x 12' 4"(max) (4.26m x 3.76m)

Double glazed bay window to the front. Radiator.

#### Bedroom Two 11' 3"(max) x 11' 2"(max) (3.43m x 3.40m)

Double glazed window to the rear and radiator.

#### Bedroom Three 7' 8" x 6' 10" (2.34m x 2.08m)

Double glazed window to the front. Radiator.

#### Super Re-Fitted Bathroom 8' 0" x 7' 9" (2.44m x 2.36m)

Double glazed window to the rear, radiator, ceiling spot lights, electric underfloor heating, and superb suite comprising :- Feature bath, wash handbasin, low level flush wc, and shower cubicle with shower and tiling to the walls.

#### Front

Double width drive providing off road parking and leading to the accommodation.

#### Rear Garden

Pleasant 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

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](mailto:sales@humberstoneshomes.co.uk)**





