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homes

53 HARVINGTON ROAD, OLDBURY, WEST MIDLANDS, B68 0JG

£165,000





LOCATION

Harvington Road can be found in the residential area of Oldbury close to it's borders with Halesowen giving excellent access to local schools & businesses as well as a Co-Op Store & Asda Superstore close by. It can be found by turning off Hagley Road West into the Kingsway and then 4th left into Oldacre Road then second right into Harvington Road where the house can be located on the right hand side.

DESCRIPTION

This well presented property benefits from a great layout utilising every bit of space in this family home and has no upward chain. It comprises on the ground floor of an entrance hall, open plan lounge/diner/kitchen with separate utility room. On the first floor is a landing, three bedrooms and refitted bathroom with bath and separate shower cubicle. The property benefits from gas central heating & UPVC double glazing. There is a driveway to the front giving off road parking as well as a rear garden with private aspect. EPC Rating: D

Part glazed UPVC door to entrance hall

Entrance Hall

Wall mounted radiator, wood laminate flooring, cupboard, stairs to first floor, door to lounge diner

Lounge Diner 22' 0" x 12' 0" max (6.70m x 3.65m)

Front & rear facing, wood laminate flooring, double panel radiator, 2 pendent ceiling lights, UPVC glazed double doors to rear garden, room in turn leads to the kitchen/breakfast area

Kitchen Breakfast Area 12' 11" x 6' 3" plus recess (3.93m x 1.90m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, gas hob & stainless steel cooker hood over, floor & wall mounted units, wood laminate flooring, single panel radiator, built in breakfast bar, wall mounted Ferrolli boiler, 2 ceiling lights, archway leading to utility room

Utility Room 13' 1" x 6' 0" max (3.98m x 1.83m)

Front facing, work surfacing, wall mounted unit, plumbing for washing machine, double panel radiator, wood laminate flooring, 2 ceiling lights, part glazed UPVC door to front garden



First Floor Landing

Ceiling light, access to roof space, airing cupboard, doors to all first floor rooms

Bedroom One 13' 0" max into recess x 12' 2" (3.96m x 3.71m)

Rear facing, range of fitted bedroom furniture including 1 double & 1 single wardrobe, 3 double bridging cupboards, bedside units, shower cubicle, single panel radiator, pendent ceiling light

Bedroom Two 9' 6" x 8' 5" plus door recess (2.89m x 2.56m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Three 12' 0" x 6' 7" plus stairs recess (3.65m x 2.01m)

Front facing, fitted drawers & cupboards, single panel radiator, pendent ceiling light

Family Bathroom

Rear facing, fitted with a white suite, having shower cubicle, corner panel bath, fitted cupboards with integrated wash hand basin & WC, 2 heated towel rails, 6 downlighters

Front Driveway

To the front is a driveway giving off road parking for several vehicles

Rear Garden

To the rear are 2 large patio areas with steps leading to a lawned garden with fenced boundary and private rear aspect.

Tenure

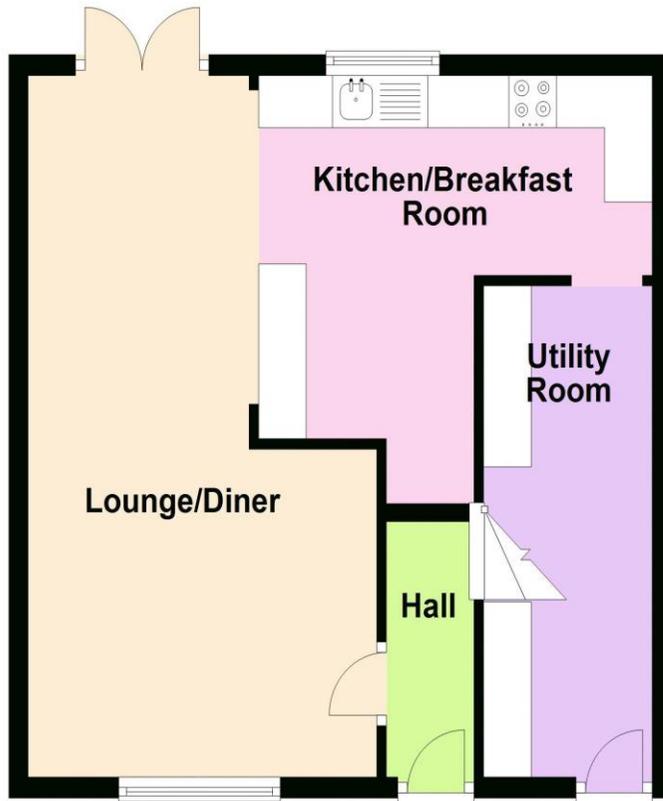
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

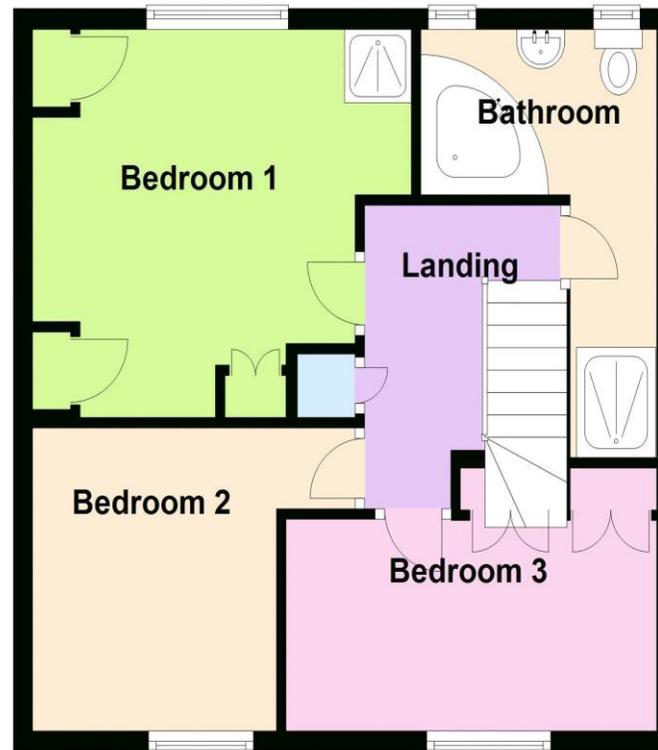
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Ground Floor



First Floor



Energy Performance Certificate

03, Harvington Road, OLDBURY, B68 8JG Reference number: 0016-2004-7363-0104-0026
 Dwelling type: Detached house Type of assessment: EPC/AP existing dwelling
 Date of assessment: 04 June 2014 Total floor area: 98 sq ft
 Date of certificate: 04 June 2014

Use this document for:
 a. Compare current ratings of properties to see which properties are more energy efficient
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Estimated energy costs of heating for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save £ 2,920	Lighting £ 218 over 3 years	£ 168 over 3 years	Your could save £ 1,050
	Heating £ 2,163 over 3 years	£ 1,362 over 3 years	
	Hot Water £ 542 over 3 years	£ 213 over 3 years	
	Total: £ 2,823	£ 1,743	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years on an average winter day. They include energy use for electrical appliances, hot water, lighting and heating.

Energy Efficiency Rating

Energy	Current	Potential
Lighting	D	B
Heating	F	D
Hot Water	F	D
Average	F	D

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 9. The average energy efficiency rating for a dwelling in England and Wales is rating E (green). The EPC rating shown here is based on standard assumptions and is not a guarantee of energy use or cost. It may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1. cavity wall insulation	£500 - £1,000	£ 371
2. Floor insulation	£800 - £1,200	£ 159
3. Low energy lighting for all fixed outlets	£50	£ 100

See page 9 for a full list of recommendations for this property.
 For more information on Energy Performance Certificates and how to improve your energy bills, visit www.compareenergy.gov.uk
 Tel: 0800 5444202. The Green Deal may enable you to finance your warmer and cheaper to run.

Page 1 of 4

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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