



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

£210,000

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LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, amenities, and school, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Stanley Road, turn left into Forest Road where the property is situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a well presented 3 bedroomed semi detached home set within this popular, convenient neighbourhood, set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge, and spacious fitted dining kitchen. First floor provides 3 bedrooms and bathroom, Outside is a pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating E.

Porch

Front door leads to :-

Entrance Hall

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

Lounge 13' 4"(into bay) x 11' 0"(max) (4.06m x 3.35m)

Double glazed bay window to the front, and radiator.

Fitted Dining Kitchen 18' 10"(max overall) x 14' 10"(max) (5.74m x 4.52m)

Double glazed window to the rear, radiator, base units, rolled top work surface area, single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, useful understair storage cupboard, and double glazed sliding patio door onto the rear garden.

First Floor Landing

Loft access, and doors off to all first floor accommodation.

Bedroom One 14' 1"(into bay) x 11' 0"(max) (4.29m x 3.35m)

Double glazed bay window to the front with pleasant outlook. Radiator.

Bedroom Two 9' 6"(max) x 8' 9"(max) (2.89m x 2.66m)

Double glazed window to the rear, radiator.

Bedroom Three 8' 9"(max) x 5' 6" (2.66m x 1.68m)

Double glazed window to the side. Radiator.

Re-Fitted Bathroom 8' 5" x 4' 6"(plus recess) (2.56m x 1.37m)

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

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, stone chippings border, garden shed and side access gate.

Property Related Services

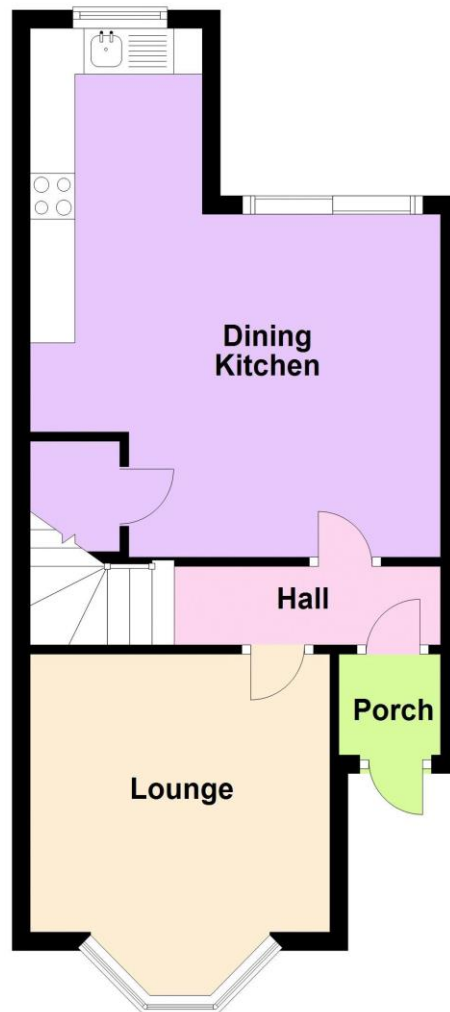
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Tenure

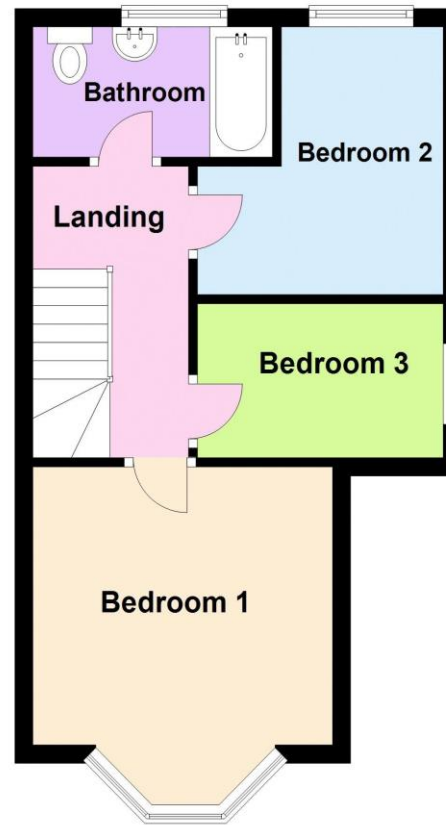
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44	54	(39-54) E	44	52
(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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