



humberstones
homes

868 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B69 4RS

Offers in Excess of £170,000





DESCRIPTION

Situated within this popular and convenient location, very handy for local shopping facilities (including large Asda and Aldi supermarkets), whilst M5 Motorway (J2) is just a short distance away, This spacious semi detached family home briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge and extended dining kitchen. First floor provides 3 bedrooms and shower room. Outside is a good sized rear garden (with double gates) providing off road parking at the rear, accessed via shared rear access. Double glazed and Gas central heating. EPC rating D.

Porch

Front door to :-

Entrance Hall

Radiator, double glazed window to the side, staircase rising to the First Floor, understair storage cupboard and doors off to :-

Through Lounge 25' 1" (max overall and into bay) x 10' 0" (max) (7.64m x 3.05m)

Double glazed bay window to the front, 2 radiators and leading through to :-

Extended Dining Kitchen/Utility Area

Comprising :-

Dining Kitchen Area 16' 1" x 8' 0" (4.90m x 2.44m)

Double glazed picture window to the rear, radiator, base and wall mounted units, work surface area, gas cooker point and cooker hood above, complimentary tiling to the walls and opening through to :-

Utility Area 8' 8" x 5' 9" (2.64m x 1.75m)

Double glazed window to the side, 2 and a half bowl single drainer sink with mixer tap, base units, work surface area, double wall cupboard, central heating boiler, complimentary tiling to the walls and return door to the Hall.



First Floor Landing

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

Bedroom One 12' 8" (into bay) x 10' 0" (3.86m x 3.05m)

Double glazed bay window to the front. Radiator.

Bedroom Two 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to the rear and radiator.

Bedroom Three 8' 9" x 5' 10" (2.66m x 1.78m)

Double glazed window to the rear. Radiator.

Shower Room 7' 0" x 5' 7" (2.13m x 1.70m)

Double glazed window to the side, heated towel rail and suite comprising :- WC, wash handbasin and shower cubicle with screened door, shower and complimentary tiling to the walls.

Rear Garden

Patio, garden area and double gates providing off road parking at the rear (accessed via shared rear access).

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 £240 per transaction.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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