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homes

748 HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0PJ
£250,000





LOCATION

The property occupies a pleasant position within this popular location, having many shopping facilities close by (including large Asda and Tesco stores). Local bus routes enable direct access into Birmingham City Centre, whilst M5 Motorway (J3) is a short distance away. The property can be located directly opposite Quinton Church on Hagley Road West.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a superb, very well presented and considerably improved and modernized mid terrace family home in popular location, comprising the following accommodation :- On the ground floor is a porch, entrance hall leading through to superb open plan re-fitted dining kitchen (with integrated appliances), spacious lounge area and re-fitted downstairs shower room. First Floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant rear garden and LARGE GARAGE/STORE at the rear of the garden. Double glazed and Gas central heating. EPC rating C.

Porch

Front door leads through to :-

Entrance Hall

Staircase rising to the First Floor, built in storage cupboard, and opening through to :-

Superb Open Plan Re-fitted Dining Kitchen 18' 4" (max) x 12' 8" (5.58m x 3.86m)

Radiator, fine range of base units, work surface area, 2 wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 5 ring gas hob and cooker hood above, breakfast bar, double glazed double opening doors to the rear garden, ceiling spot lights, opening through to Utility Area and square archway leads to :-

Spacious Lounge 13' 1" (into bay) x 12' 0" (max) (3.98m x 3.65m)

Double glazed bay window to the front, radiator and return door to Entrance Hall.

Utility Area 7' 6" x 7' 1" (2.28m x 2.16m)

Double glazed window to the side, radiator, ceiling spot lights, double wall cupboard and door leads through to :-

Re-Fitted Downstairs Shower Room 6' 11" x 5' 10" (2.11m x 1.78m)

2 Double glazed windows, ceiling spot lights, heated towel rail and suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 11" (into bay) x 10' 10" (max) (3.93m x 3.30m)

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

Bedroom Two 12' 11" (max) x 10' 10" (max) (3.93m x 3.30m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Ceiling spot lights, double glazed window to the rear, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc and complimentary tiling to the walls.

Front

Good sized foregarden leading to the accommodation.

Rear Garden

Pleasant, well maintained rear garden with sunny aspect comprising :- Decking area, lawn and pathway.

Garage/Store

Large Garage/Store at the rear of the garden.

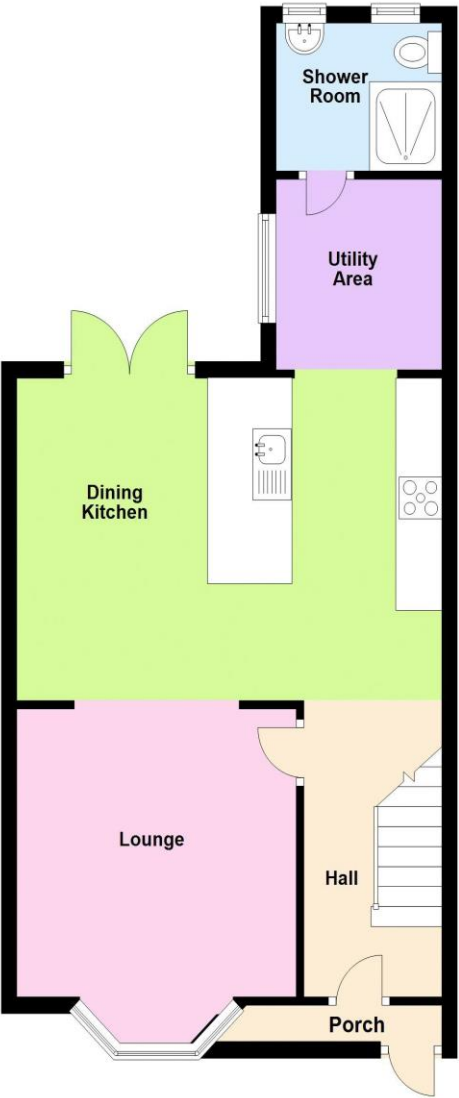
Tenure

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.

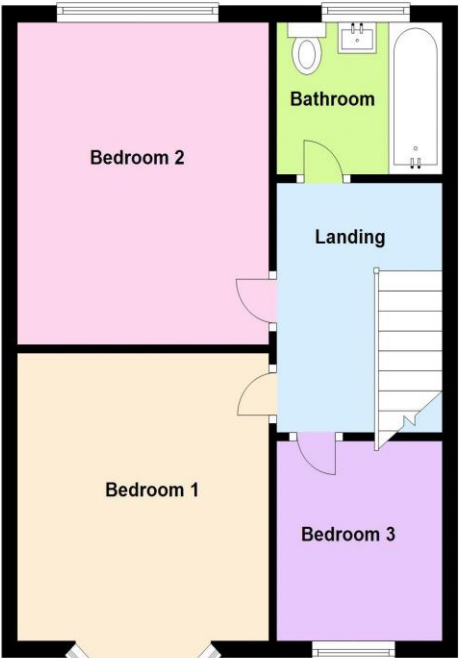
Property Related Services

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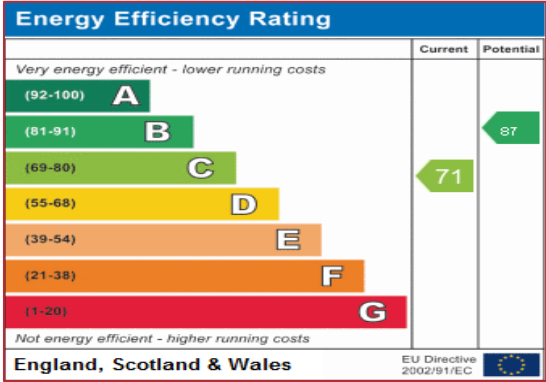
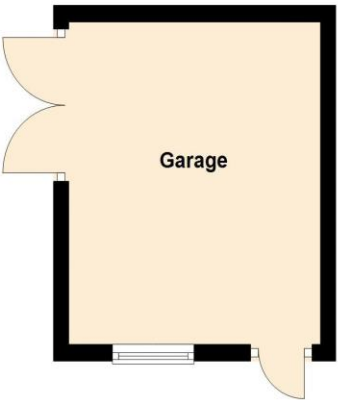
Ground Floor



First Floor



Rear Of Garden



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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