



67 BODENHAM ROAD, OLDBURY, WEST MIDLANDS, B68 0SF

£180,000

humberstones  
homes



## LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities and schools, whilst the local major road network enables commuting to M5 motorway (j2) and further to the surrounding areas. The property is located turning off Bleakhouse Road into Brennand Road, turn left into Bodenham Road where the property is situated a distance along on the left hand side.

## DESCRIPTION

This is a good sized and improved 3 bedroomed semi detached family home occupying a pleasant position within this convenient location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, and dining kitchen. First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant good sized rear garden. DG & GCH. EPC rating B. \*Please note the property has solar panels which were purchased outright by the current vendors\*

### Porch

Front door leads through to :-

### Entrance Hall

Radiator, staircase rising to the first floor, and door leads to :-

### Lounge 13' 9"(max) x 11' 2"(max) (4.19m x 3.40m)

Triple glazed window to the front, radiator, feature 'multi fuel' burner fire and door leads through to :-

### Dining Kitchen 13' 10"(max) x 10' 7" (4.21m x 3.22m)

Triple glazed window to the rear, radiator, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point, useful storage recess, triple glazed door to the rear garden and further door leads to :-

### Walk in storage cupboard

Housing the central heating boiler.

## First Floor Landing

Double glazed window to the side, loft access (pull down ladder to boarded loft). Doors off to all First Floor Accommodation.

### Bedroom One 11' 1"(to back of wardrobe) x 10' 3" (3.38m x 3.12m)

Triple glazed window to the rear, radiator, and fitted wardrobe/store.

### Bedroom Two 11' 7"(max) x 8' 6"(to back of wardrobe) (3.53m x 2.59m)

Triple glazed window to the front, radiator, and fitted wardrobe/store.

### Bedroom Three 8' 5"(max) x 8' 1"(max) (2.56m x 2.46m)

Triple glazed window to the front. Radiator.

### Re-Fitted Shower Room 7' 2" x 5' 5" (2.18m x 1.65m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

## Outside

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Good sized rear garden with patio, garden area, side access gate, and useful store/work shop with power (available via separate negotiation).

## Property Related Services

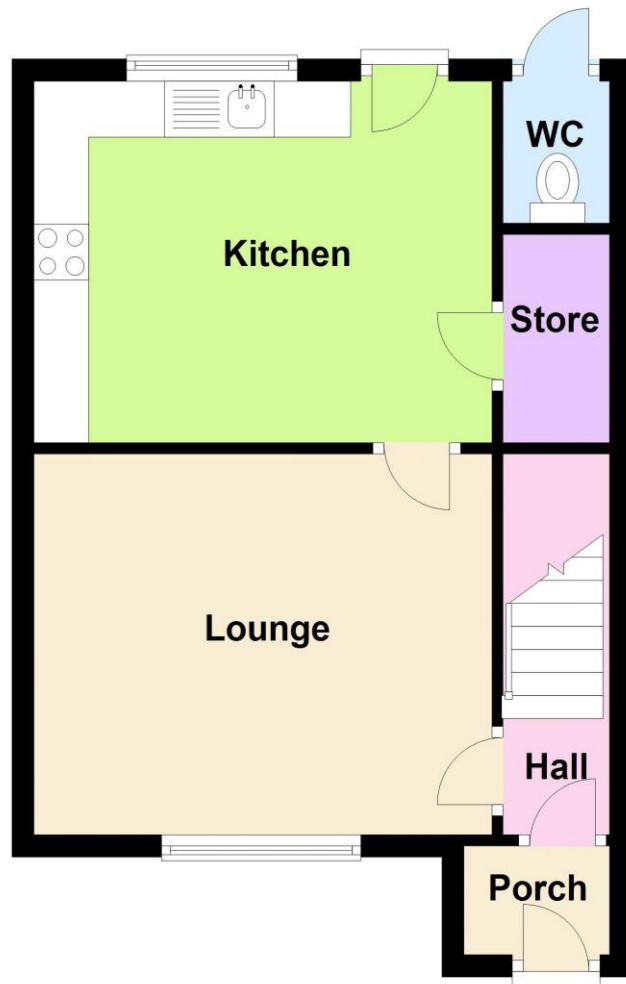
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## Tenure

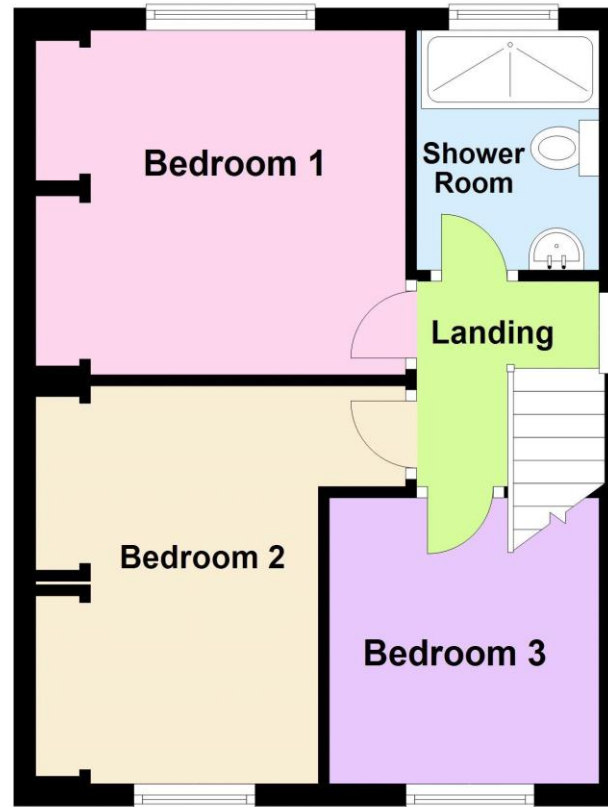
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



## Ground Floor



## First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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