



448 HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0DL

£225,000

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LOCATION

The property is conveniently situated within this popular neighbourhood and is handy for local shopping facilities and amenities and provides access to Hagley Road which enables commuting to Birmingham City Centre and motorway access at junctions 2 and 3 of the M5. The property can be located travelling along Hagley Road from Quinton towards Birmingham and turn left into Hawthorn Croft where the property can be found on the right hand side identified by the agents for sale board.

DESCRIPTION

Well proportioned traditional style semi detached home with large corner plot offering potential to extend, as many neighbouring properties have done, (subject to necessary planning) and has no upward chain. The property is in need of refurbishment throughout and has garage and parking to rear. The accommodation briefly comprises on the ground floor of, entrance porch, entrance hall, two reception rooms, kitchen with pantry store, side veranda and downstairs wc. At first floor level there are three good sized bedrooms, bathroom and separate wc. Externally gardens extend to the front and side of the property with scope for off road parking (subject to necessary consent). To the rear there is a well proportioned garden and parking with access to garage accessed off Hawthorn Croft. The property benefits from majority double glazing and gas central heating (combi boiler). EPC Rating: D

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having wall light point and part glazed upvc door to entrance hall.

Entrance Hall

Having single panel radiator, cloak cupboard, stairs to first floor landing, ceiling light point and doors to ground floor rooms.

Front Reception 15' 2"max x 11' 1"max (4.62m x 3.38m)

Having single panel radiator wall light and ceiling light points.

Rear Reception 16' 9"max x 11' 1"max (5.10m x 3.38m)

Having single panel radiator wall and ceiling light points.

Kitchen 11' 6" x 6' 8" (3.50m x 2.03m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, cooker recess, space for fridge, single panel radiator, ceiling light point, door to side veranda and under stairs store housing wall mounted Worcester Bosch wall mounted combination gas central heating boiler.

Side Veranda

Having doors to front and rear, utility store with plumbing for washing machine and downstairs wc.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and ceiling light point.

Bedroom One 16' 9"max x 11' 1"max (5.10m x 3.38m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Two 15' 6" x 11' 1" (4.72m x 3.38m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Three 8' 11" x 6' 9" (2.72m x 2.06m)

Front Facing - Having single panel radiator, ceiling light point and access to loft space.

Bathroom

Rear Facing - Having paneled bath, pedestal wash hand basin, single panel radiator, airing cupboard and ceiling light point.

Separate WC

Side Facing - Having low level wc and ceiling light point.

Front Garden

Set back from the road with large corner plot there are lawned gardens to the front and side of the property with central pathway to front. there is space to create off road parking, subject to necessary consent.

Rear Garden

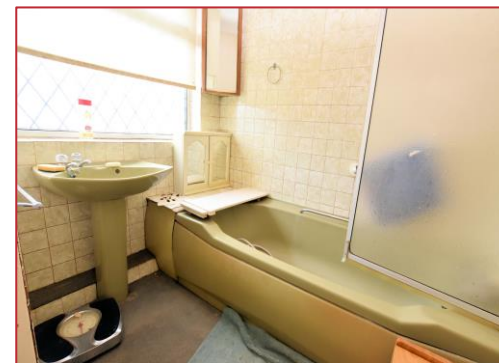
Extending from the rear to the side of the property and having paved patio area the remainder being predominantly laid to lawn. There are double gates access from Hawthorn Croft to the side of the property which give access to parking and the rear garage and brick store.

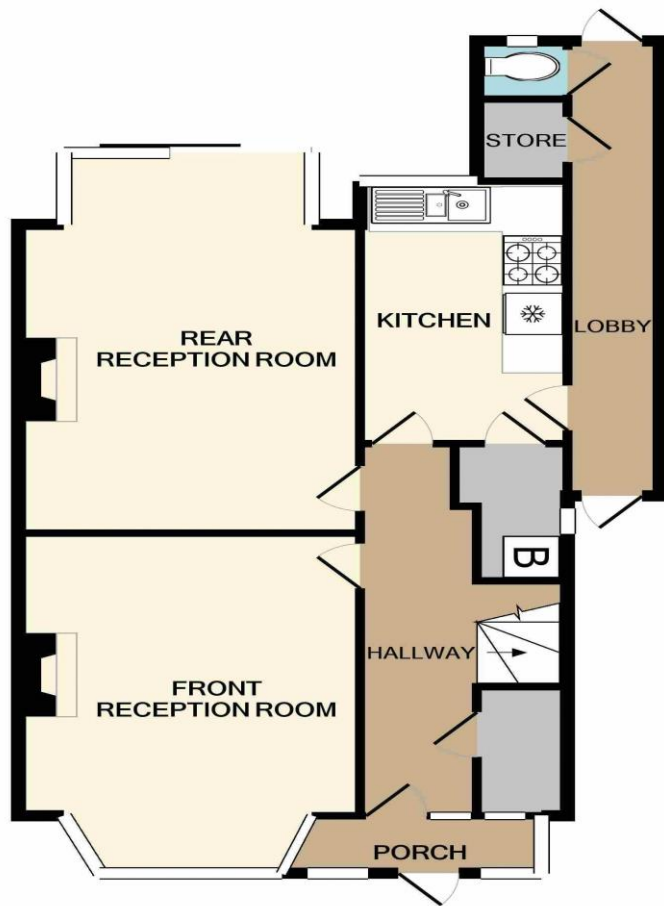
Tenure

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.

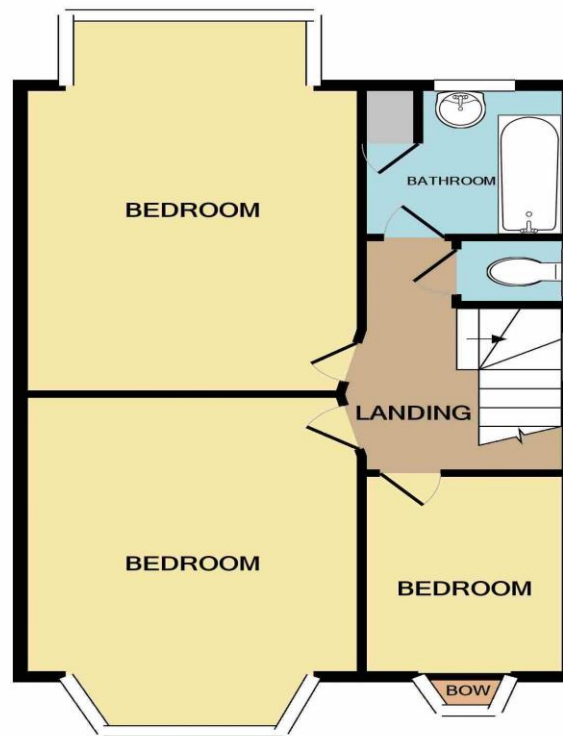
Property Related Services

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 £210 per transaction.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Rating

| Most energy efficient - lower running costs | CURRENT | POTENTIAL |
|---|-----------|-----------|
| (92 plus) A | | 82 |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | | |
| (21 - 38) F | 57 | |
| (1 - 20) G | | |
| Not energy efficient - higher running costs | | |

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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