



humberstones
homes

70 BRANDHALL ROAD, OLDBURY, WEST MIDLANDS, B68 8DT
£327,500





LOCATION

Brandhall Road is a very popular residential road within this sought after location, and is handy for local shopping facilities, amenities, school and bus route, and is very handy for accessing Wolverhampton Road which enables commuting into Birmingham than City Centre, M5 motorway (J2) and further to the surrounding ding areas. The property can be located turning off Wolverhampton Road into Brandhall Road, where the house is situated on the left hand side.

DESCRIPTION

This is an extremely spacious, considerably extended and improved, 4 bedroomed semi detached property set within this popular, sought after location, set back behind a drive providing off road parking and briefly comprising the following accommodation:- On the ground floor is a porch, entrance hall, spacious lounge, conservatory, sitting room, fitted dining kitchen, utility and downstairs WC. First floor provides 4 bedrooms (bed 4 currently used as a dressing room with fitted wardrobes), house bathroom and separate shower room. Outside is a garage and pleasant large rear garden. Gas radiator heating and double glazing. EPC rating E.

Porch

Single glazed front door with side single glazed panel having leaded detailing and leading to :-

Entrance Hall

Staircase rising to the first floor, radiator, useful built in understair storage cupboard and doors off to :-

Walk in Store 6' 4" x 3' 8" (1.93m x 1.12m)

Radiator and shelving

Sitting Room 14' 5" (into bay) x 11' 7" (max) (4.39m x 3.53m)

Double glazed bay window to the front, radiator, and attractive feature fireplace with hearth housing inset coal effect fire.

Lounge 14' 0" x 11' 11" (max) (4.26m x 3.63m)

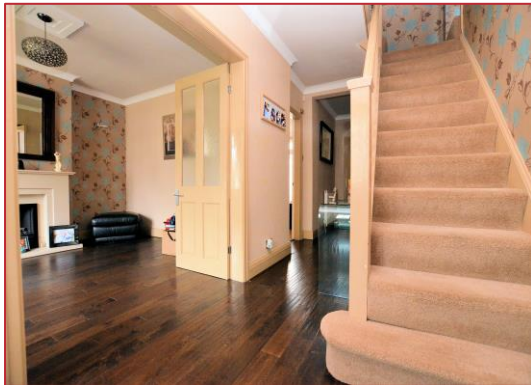
Radiator, attractive feature fireplace with hearth housing inset coal effect fire. Single glazed door to :-

Conservatory 9' 1" x 9' 0" (max) (2.77m x 2.74m)

Double glazed windows looking over the rear garden, and double glazed double opening doors onto the garden.

Fitted Dining Kitchen 16' 10" x 7' 9" (5.13m x 2.36m)

Double glazed window to the rear, radiator, range of base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, display cabinet, complimentary tiling to the walls, and door leads through to :-



Utility Room 8' 4" x 8' 1" (max) (2.54m x 2.46m)

Base and wall mounted units, work surface area, central heating boiler, door to the rear garden and further door leads to :-

Downstairs WC

Double glazed window to the rear, and WC.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 6" (into bay) x 10' 11" (max) (4.42m x 3.32m)

Double glazed bay window to the front and radiator.

Bedroom Two 13' 11" x 11' 2" (max) (4.24m x 3.40m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Bedroom Three 15' 6" (max) x 8' 9" (max) (4.72m x 2.66m)

2 Double glazed windows to the front, and radiator.

Bedroom Four 9' 11" (max) x 7' 0" (to back of wardrobe) (3.02m x 2.13m)

Currently used as a Dressing Room, with Double glazed window to the rear, radiator, and fitted wardrobes having hanging rail, storage and fitted dressing table with drawers.

House Bathroom 9' 11" x 7' 1" (3.02m x 2.16m)

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath, wash handbasin, low level flush WC, and shower cubicle with screened door, shower and tiling to the walls.

Additional Shower Room 6' 8" x 3' 4" (2.03m x 1.02m)

Low level flush WC, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage 18' 7" x 7' 3" (5.66m x 2.21m)

Up and over door, and door to Kitchen.

Rear Garden

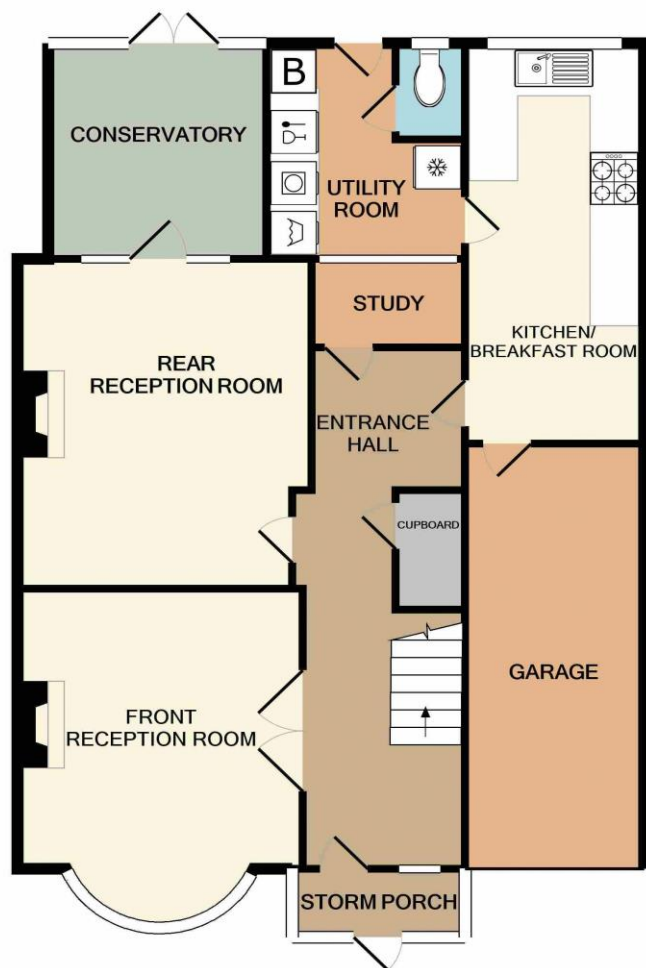
Large, pleasant rear garden with patio, good sized lawn area, pathway, garden shed, and additional garden area at the rear.

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.

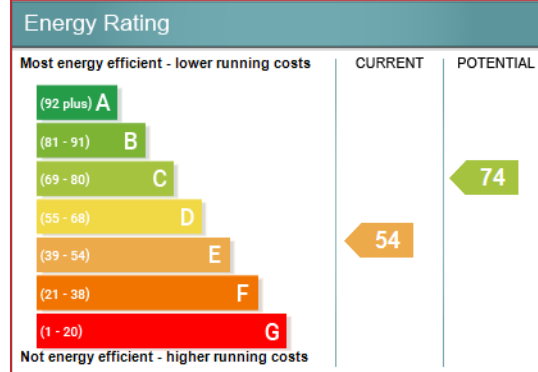
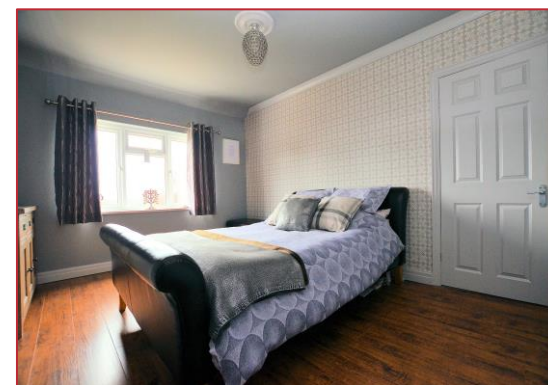
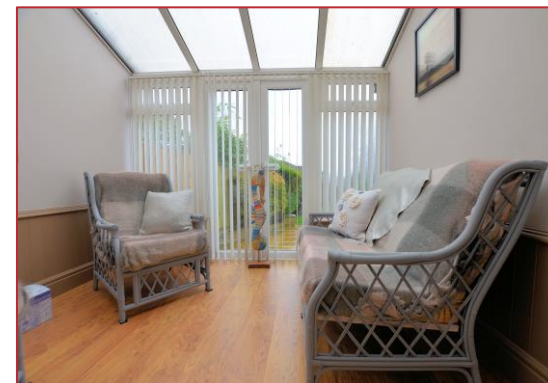


GROUND FLOOR



1ST FLOOR

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