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homes

15 OAKDALE CLOSE, OLDBURY, WEST MIDLANDS, B68 8BA
£155,000





LOCATION

The property occupies a pleasant CUL-DE-SAC position within this popular neighbourhood and is handy for local shopping facilities, amenities and school. Access to Wolverhampton Road is just a short distance away which enables commuting into Birmingham City Centre, M5 motorway (J2) and further to the surrounding areas. The property can be located turning off Grafton Road into Ferndale Road, turn second left into Oakdale Road and right into Oakdale Close where the property is situated towards the head of the cul-de-sac.

DESCRIPTION

This a good sized, improved and well presented, 3 bedroomed end terrace home in cul-de-sac location, briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge and fitted dining kitchen. First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant good sized rear garden. DG & GCH. EPC rating C.

Entrance Hall

Staircase rising to the first floor, radiator, under stairs recess and doors off to :-

Side Passage

Door to the front, door to the rear garden and shelving.

Lounge 13' 0"(into bay) x 12' 4"(max) (3.96m x 3.76m)

Double glazed bay window to the rear, radiator, inset coal effect living flame gas fire, and door leads through to :-

Fitted Dining Kitchen 18' 0"(max) x 9' 7"(max) (5.48m x 2.92m)

Double glazed window to the front, radiator, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, plumbing for washing machine, Double glazed sliding patio door onto the rear garden and useful built in storage cupboard.



First Floor Landing

Double glazed window to the front, built in storage cupboard housing the central heating boiler, and doors off to all First Floor Accommodation.

Bedroom One 13' 4" x 9' 11" (4.06m x 3.02m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 1"(into recess) x 10' 0" (3.38m x 3.05m)

Double glazed window to the rear, and radiator.

Bedroom Three 9' 4"(max) x 7' 9"(max) (2.84m x 2.36m)

Double glazed window to the front, radiator, and built in storage cupboard.

Re-Fitted Shower Room 7' 11"(max) x 7' 6"(max) (2.41m x 2.28m)

Double glazed window to the front, heated towel rail and suite comprising :- Low level flush wc, wash handbasin, shower cubicle and complimentary tiling to the walls.

Outside

Front

Lawned foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, outbuilding/store and garden extending to the side having additional lawn area.

Property related services

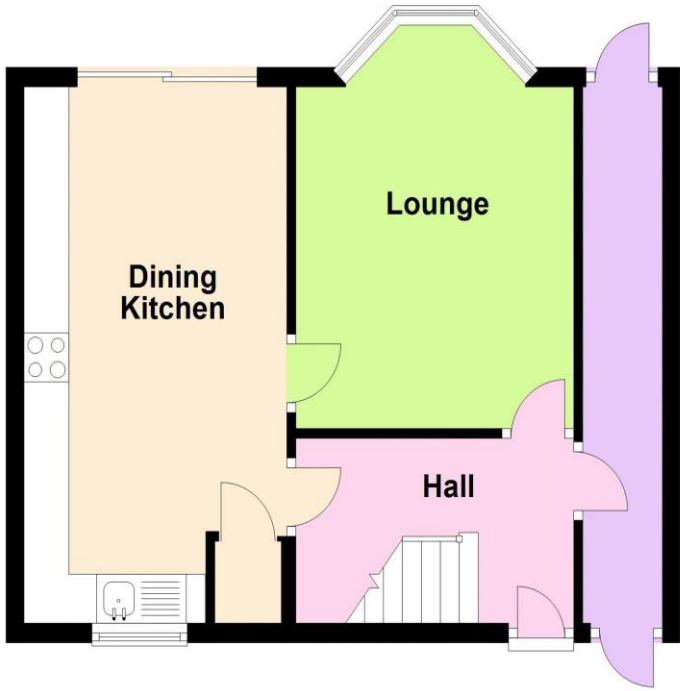
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Tenure

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Not energy efficient - higher running costs			
69		79	
82		66	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	

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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