



27 CORNWALL AVENUE, OLDBURY, WEST MIDLANDS, B68 0SN

£269,950

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LOCATION

The property can be found in the residential area of Oldbury close to Brandhall Primary School and Parsons Hill Park with Brandhall Golf Club also nearby. Nearby bus routes provide access to Birmingham city centre, the Queen Elizabeth hospital and Birmingham University, with motorway access at junction 2 of the M5 and Rowley Regis train station around two miles away. It is here off Bleakhouse Road taking the turning left into Edinburgh Road, then left again into Cornwall Avenue the property can be found on the left hand side as indicated by the agents for sale board.

DESCRIPTION

This substantially extended family home is well presented with a great deal of space inside and has a cottage style feel. It comprises on the ground floor of open plan entrance, breakfast kitchen, separate utility and downstairs wc, with living space comprising of 21ft lounge with conservatory/dining room off. At first floor level there is a landing, three bedrooms and family bathroom. Stairs rise to the second floor where there is a 20ft master bedroom suite having a Juliet balcony with sunny views to the rear, fitted wardrobes and ensuite shower room. Externally to the front there is a landscaped garden and driveway and to the rear a large landscaped garden with lawn and patios having sunny aspect. The property benefits from gas central heating & UPVC double glazing. EPC Rating: D

Canopy porch with part glazed wooden door leads to Entrance Hall

Open Plan Entrance Hall

Having tiled floor, ceiling light point, having stairs to first floor landing, doors to lounge and downstairs wc and opening into the breakfast kitchen.

Downstairs WC

Side Facing - Having low level wc, heated towel rail tiled floor and ceiling light point.

Breakfast Kitchen 11' 2" x 10' 2" (3.40m x 3.10m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, breakfast bar, Belfast sink unit, courtesy tiling, built in electric double oven and microwave, gas hob, with chimney canopy over, integrated dishwasher, concealed wall mounted gas central heating boiler, space for fridge freezer, tiled flooring, recessed ceiling lights and door to utility room.

Utility Room 16' 8" x 4' 2" (5.08m x 1.27m)

Having wall and base units with inset sink, plumbing for washing machine, space for tumble dryer, double panel radiator, tiled floor, ceiling light point and door to rear garden.

Lounge 21' 9"max x 14' 5"max (6.62m x 4.39m)

Dual Aspect - Having feature fire surround, double panel radiator, four wall light points, two ceiling light points and patio door to conservatory/dining room.

Conservatory/Dining Room 13' 0" x 12' 1" (3.96m x 3.68m)

UPVC with glazed roof having double panel radiator, ceiling light point and patio door to rear garden.

First Floor Landing

Front Facing - Having doors to bedrooms and bathroom, stairs to second floor and store, single panel radiator and ceiling light point.

Bedroom Two 10' 11" x 10' 3" (3.32m x 3.12m)

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

Bedroom Three 11' 0"max x 9' 4"max (3.35m x 2.84m)

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

Bedroom Four 9' 4" x 6' 3" (2.84m x 1.90m)

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

Bathroom

Side Facing - Having corner bath with screen and electric shower, low level wc and wash hand basin, tiled flooring, part tiling to walls, single panel radiator and recessed ceiling lights.

Second Floor

Master Bedroom Suite 20' 7" x 12' 11" (6.27m x 3.93m)

Dual Aspect - Having restricted headroom in part and featuring Juliet balcony to rear, fitted wardrobes, double panel radiator, two ceiling light points and door to ensuite.

En-suite Shower Room

Front Facing - Having restricted headroom in part, shower cubicle, low level wc, sink set into vanity unit, tiled floor, heated towel rail, extractor and recessed ceiling lights.

Frontage

Having landscaped frontage with garden and driveway providing off road parking.

Rear Garden

Landscaped with sunny aspect having paved patio and steps up to the remainder which is predominantly laid to lawn with borders and further patio/sun terrace.

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-40) G			(1-20) G
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		81	77
England, Scotland & Wales		58	52
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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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