



6 DEFFORD DRIVE, OLDBURY, WEST MIDLANDS, B68 9RQ

£179,950

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LOCATION

The property occupies a pleasant position within this popular 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 can be located turning off Moat Road into Defford Drive where the property is situated on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a well presented, good sized 3 bedroomed semi detached home conveniently situated within this popular neighbourhood, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, front reception room, rear reception room opening to conservatory style extension, kitchen area and downstairs shower/wet room. First floor provides 3 bedrooms and bathroom. Outside is a garage (with roller shutter door), and pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating E.

Entrance Hall

Radiator, staircase rising to the first floor, understair storage cupboard and doors off to :-

Front Reception Room 11' 8" (into bay) x 9' 10" (max) (3.55m x 2.99m)

Double glazed bay window to the front, and radiator.

Rear Reception Room 10' 3" x 9' 10" (max) (3.12m x 2.99m)

Radiator, attractive feature fireplace with hearth. Opening through to :-

Conservatory Style Extension/Kitchen Area 20' 0" (max) x 9' 1" (6.09m x 2.77m)

Double glazed window to the rear, radiator, base unit, work surface area, single drainer sink with mixer tap, display cabinets, double glazed double opening doors to the rear garden, and leading through to :-

Kitchen Area 7' 6" x 5' 6" (2.28m x 1.68m)

Gas cooker point and cooker hood above, radiator, wall cupboards, return door to the Hall, door to the Garage and further door leads through to :-

Downstairs Shower Room 5' 9" x 5' 6" (1.75m x 1.68m)

Heated towel rail, shower, low level flush WC, pedestal wash handbasin, and tiling to the walls.

First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

Bedroom One 12' 3" (into bay) x 9' 10" (max) (3.73m x 2.99m)

Double glazed bay window to the front, radiator.

Bedroom Two 10' 4" (max) x 10' 0" (max) (3.15m x 3.05m)

Double glazed window to the rear. Radiator.

Bedroom Three 6' 5" x 5' 6" (1.95m x 1.68m)

Double glazed window to the front, and radiator.

Bathroom 7' 6" x 5' 5" (2.28m x 1.65m)

Double glazed window to the rear, radiator, central heating boiler, and suite comprising :- Corner bath, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

Drive providing off road parking, foregarden and leading to the accommodation.

Garage 15' 10" x 12' 6" (4.82m x 3.81m)

Roller shutter door.

Rear Garden

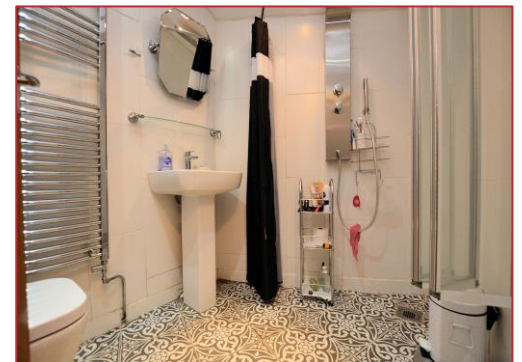
Pleasant low maintenance rear garden with Slab patio, and useful garden store.

Property Related Services

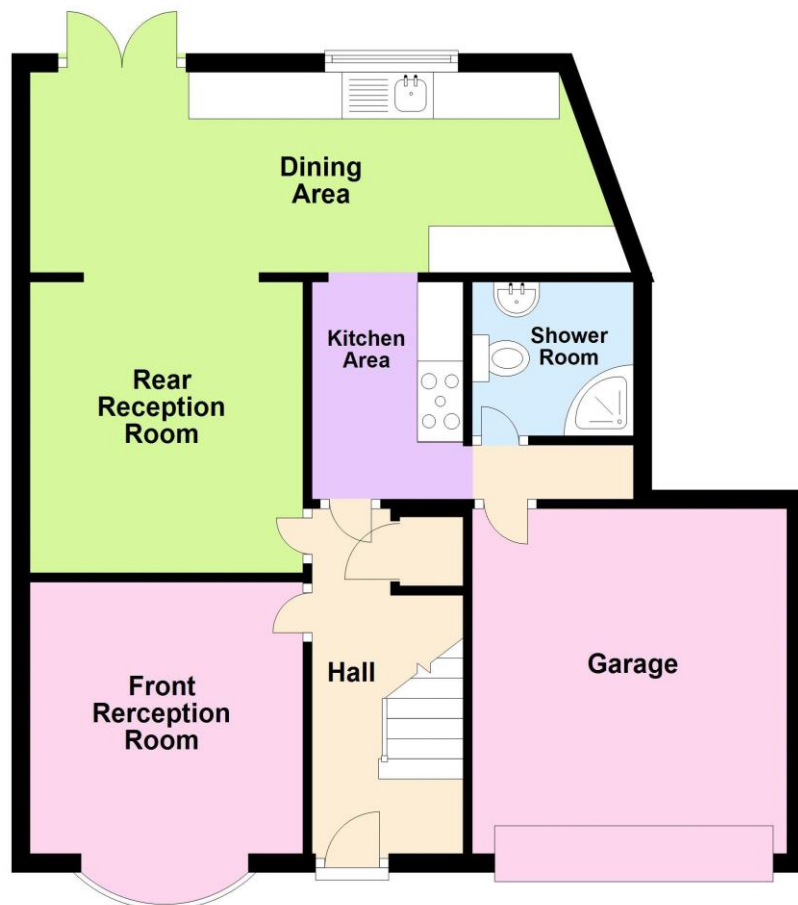
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Tenure

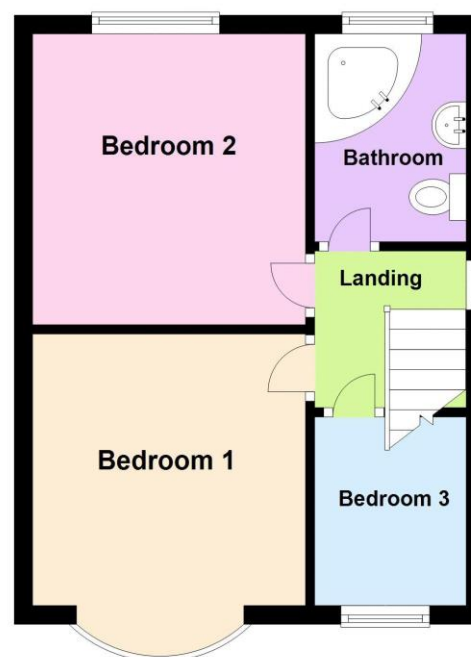
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		84	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51		(39-54) E	44	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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