



humberstones
homes

71 CLAY LANE, OLDBURY, WEST MIDLANDS, B69 4TH
£170,000





LOCATION

The property occupies a pleasant position upon this popular development, and is handy for local shopping facilities and amenities available within Langley Town Centre, whilst Langley Green train station is just a short distance away which enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Langley Green Road/Langley High Street into Clay Lane, where the property is situated a distance along on the right hand side.

DESCRIPTION

This is a well presented, good sized, 3 bedroomed modern style end terrace home occupying a pleasant position upon this popular development, briefly comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge and fitted kitchen (having oven/hob). First floor provides 3 bedrooms and bathroom. Outside is a drive providing off road parking, and pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating C.

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to all ground floor accommodation.

Downstairs WC

Double glazed window to the front, radiator, pedestal wash handbasin, low level flush wc and complimentary tiling to the walls.

Lounge 15' 8" x 14' 0" (max) (4.77m x 4.26m)

Double glazed window to the rear, 2 radiators, and double glazed double opening doors onto the rear garden.

Fitted Kitchen 9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed window to the front, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, plumbing for automatic washing machine, complimentary tiling to the walls.

First Floor Landing

Loft access, and doors off to all First Floor Accommodation.

Bedroom One 14' 0" (max) x 11' 7" (into recess) (4.26m x 3.53m)

2 Double glazed windows to the front, radiator, built in wardrobe with hanging rail and storage, and additional built in storage cupboard housing the central heating boiler.

Bedroom Two 9' 4" (max) x 6' 10" (2.84m x 2.08m)

Double glazed window to the rear and radiator.

Bedroom Three 8' 3" (plus recess) x 6' 11" (max) (2.51m x 2.11m)

Double glazed window to the rear. Radiator

Bathroom 6' 2" (max) x 6' 1" (max) (1.88m x 1.85m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, shrubbed border, and side access gate,.

Property related services

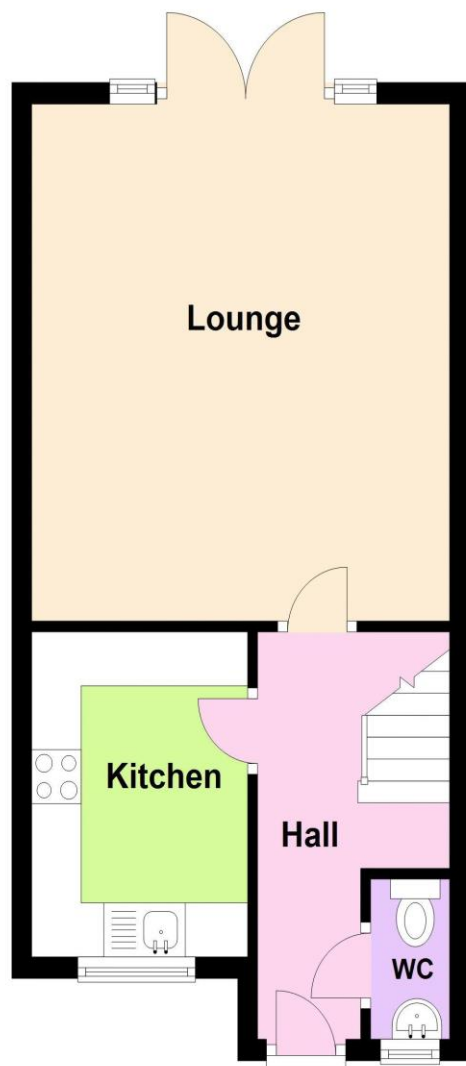
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Tenure

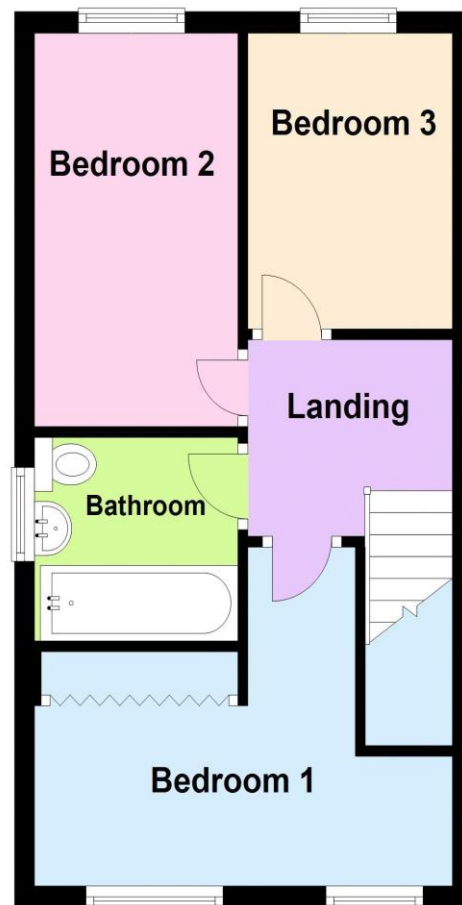
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



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			(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



