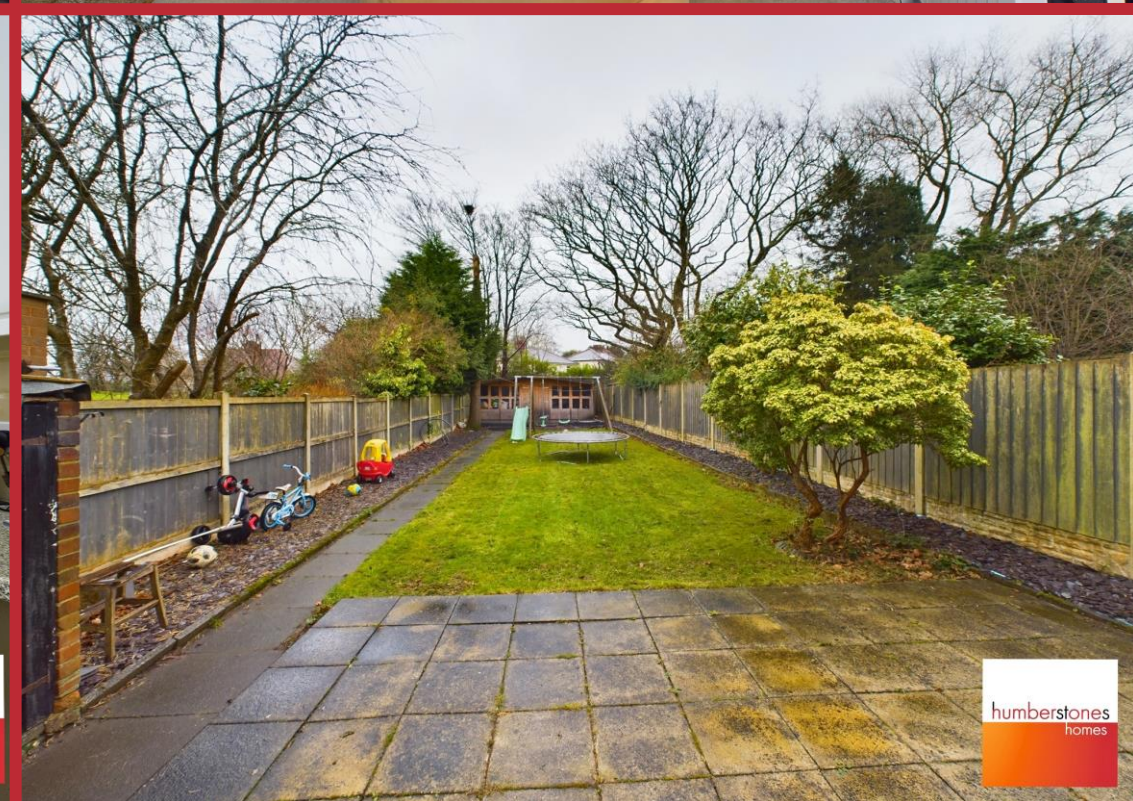




100 WOLVERHAMPTON ROAD, OLDBURY, WEST MIDLANDS, B68 0LW

£330,000





THE PROPERTY

SUPERB, REALLY SPACIOUS AND CONSIDERABLY IMPROVED 3 BEDROOMED SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION. Explore this property with our 360 degree virtual tour. Situated within this really convenient part of Wolverhampton Road, there are many shops nearby, whilst the popular Warley Woods/Golf Course is just around the corner. Numerous buses travel at regular intervals which enables direct commuting into Birmingham City Centre, whilst M5 Motorway (J2) is easily accessible. The property is set back from the road behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall with stairs rising to the First Floor and doors off to :- Spacious 30FT through lounge/dining area, having a bay window to the front, and door to the rear garden. fitted kitchen with a range of base/wall units and work surface area, door leads through to useful side store/Utility area having central heating boiler, door to the rear garden, door to garage and further door to : Downstairs wc. First Floor provides a landing, 3 bedrooms and re-fitted bathroom with bath, wash handbasin and wc. Outside is a Garage and great sized, large rear garden which is a stunning feature of the property having patio, lawn, pathway and rear decking area with good sized store. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating D.

Council Tax Band C

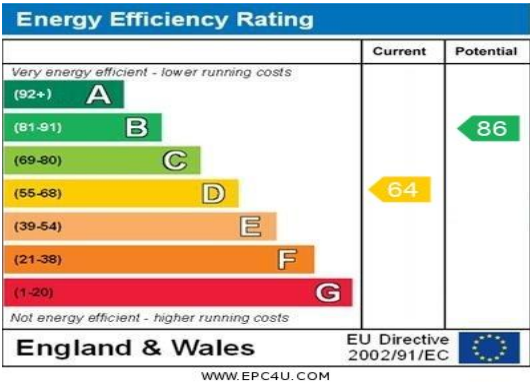
EPC Rating: D

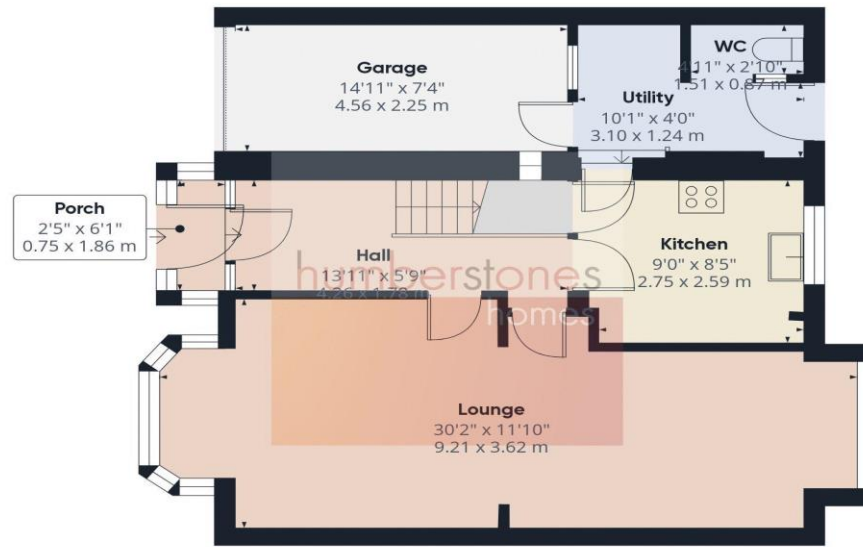
TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

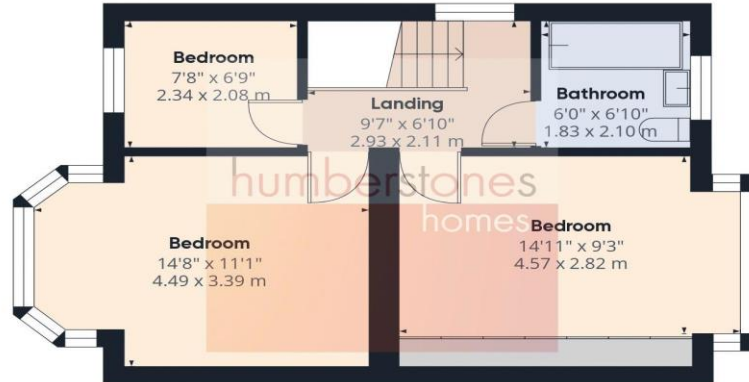
PROPERTY RELATED SERVICES

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 £240 per transaction.





Floor 0



Floor 1



Approximate total area^m

1112.01 ft²

103.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

