



humberstones
homes



1 BIRCH WALK, OLDBURY, WEST MIDLANDS, B68 0ET

£350,000





THE PROPERTY

LARGE 3 BED DETACHED BUNGALOW IN EXCELLENT ORDER THROUGHOUT, POPULAR CUL-DE-SAC LOCATION. Explore this property with our 360 degree virtual tour. There are many shops, restaurants and amenities on nearby Hagley Road West, as well as large Tesco store on Ridgacre Road. Numerous buses travel at regular intervals along Hagley Road West which enables direct access into Birmingham City Centre, whilst M5 Motorway (J2) is easily accessible. The bungalow is set back from the cul-de-sac behind a drive providing off road parking and leads to the following accommodation, all on the Ground Floor. The porch leads into entrance hall which has good sized storage cupboard and doors radiate off. There is a really spacious lounge having a window to the front, feature fire surround and door leads through to : Superb fitted kitchen at the rear offering a range of base and wall units, work surface area, integrated oven/hob and door to large conservatory providing lovely outlook over the garden and double doors opening onto the rear. There are 3 good sized bedrooms (Beds 1+ 2 with fitted wardrobes and Bed 3 currently used as a Study). The bathroom has been fitted to include bath, wc, wash handbasin and shower cubicle. Outside is a pleasant low maintenance rear garden and there is a good sized Garage at the side. 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 D. EPC rating D.

Council Tax Band D

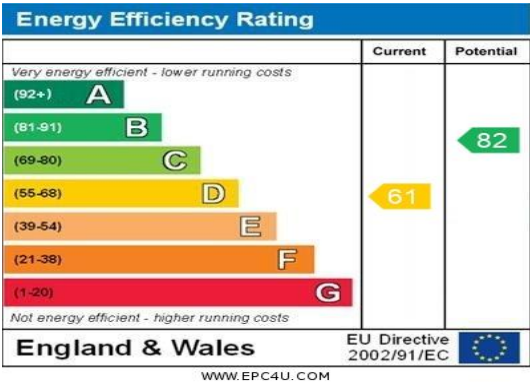
EPC Rating: D

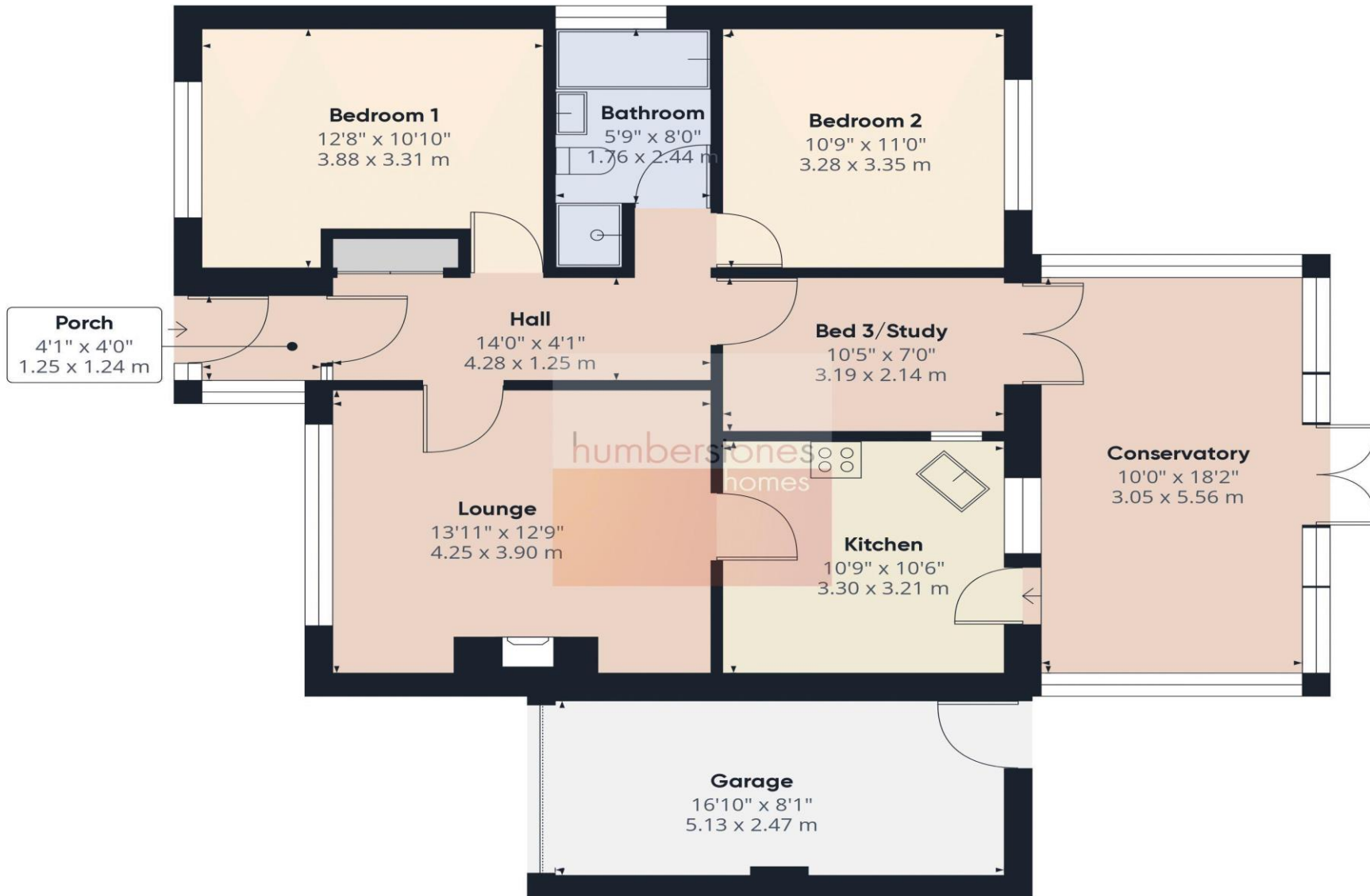
TITLE

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.





Approximate total area⁽¹⁾
1113.75 ft²
103.47 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 are based on RICS IPMS 3C standard.

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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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