



7 WORCESTER ROAD, OLDBURY, WEST MIDLANDS, B68 0HU

£275,000





THE PROPERTY

DETACHED FAMILY HOME WITH 3 X DOUBLE BEDROOMS - Enjoying a great location opposite open space (former Brandhall Golf Course) and Parsons Hill Park. There are great transport links with Rowley Regis train Station only a five minute drive, nearby bus routes and the Wolverhampton Road providing easy access to junction 2 of the M5 and Birmingham via the Hagley Road. Having a number of primary schools and a secondary school within a mile, plus amenities offered by neighbouring Quinton and Bearwood accessed easily and the delightful grounds of Barnford Park, Warley Woods and the picturesque Lightwoods Park are also nearby. There is a variety of local pubs and restaurants nearby as well as the local Co-op and the Asda Supermarket in Quinton which is within 1 mile. Approached via a driveway to the front which gives access to the garage and front porch which leads into the main hallway providing access to all ground floor rooms a handy under stairs store and useful door into the garage. Overlooking the front is the kitchen with wall and base units and space for all the usual appliances as well as a door out to the side and rear garden. Across the rear is the 21ft lounge diner which overlooks and has door to the rear garden. At first floor level there is a landing with lots of natural light and doors radiating off to three double bedrooms two to the front and one to the rear, plus a great sized bathroom with suite comprising bath, separate shower cubicle, wc and hand basin. Externally to the rear there is a well established garden with lawn and mature borders, having private aspect. The property benefits from gas central heating & double glazing fitted. According to Ofcom (the office of communications), standard, superfast and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Council Tax Band B

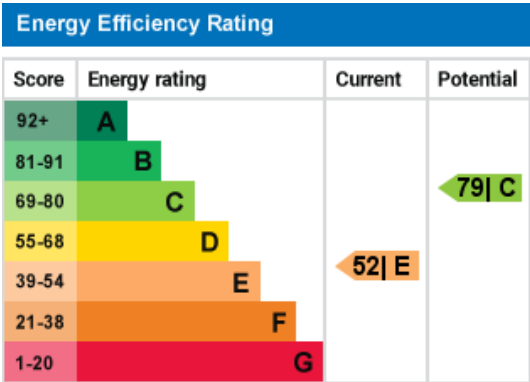
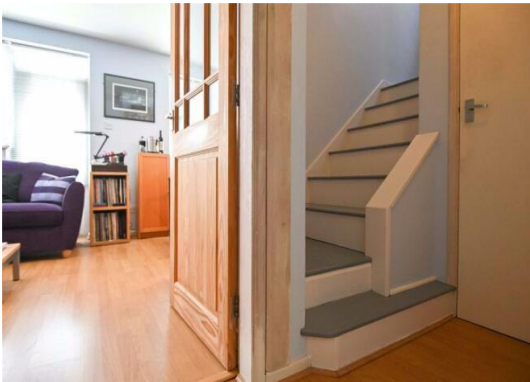
EPC Rating: E

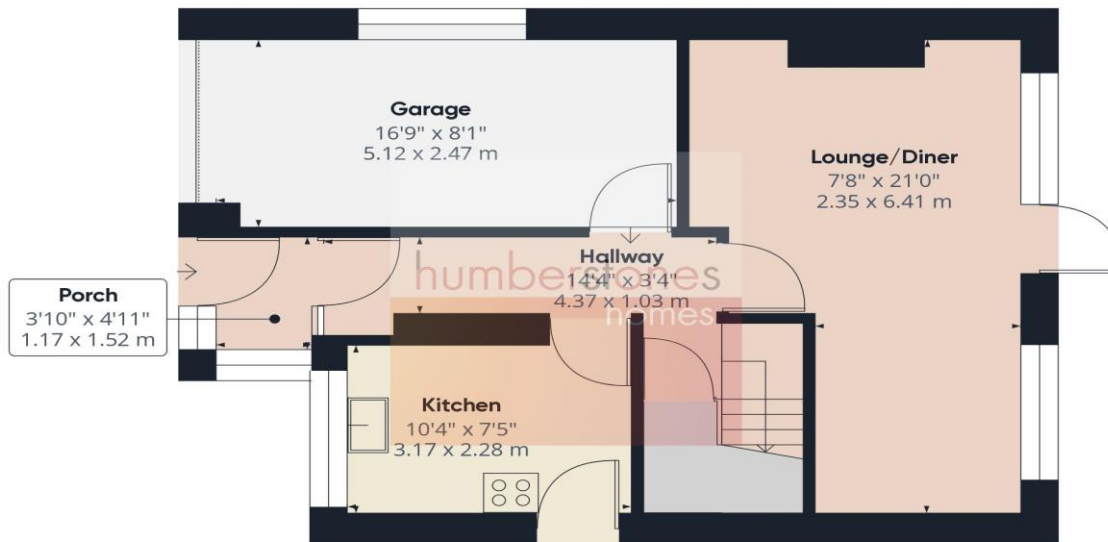
TITLE

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.

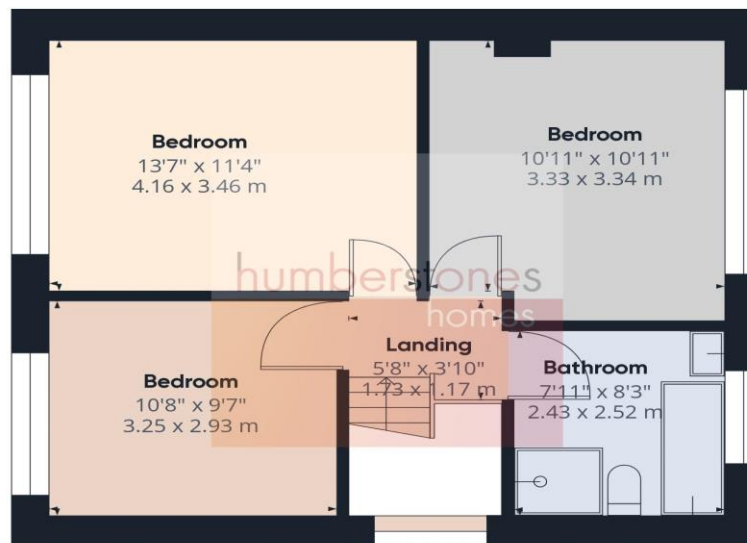
PROPERTY RELATED SERVICES

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⁽¹⁾

1025.48 ft²

95.27 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.

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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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