



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

£330,000





THE PROPERTY

GREAT SIZED, EXTENDED, 5 BED SEMI DETACHED HOME, POPULAR LOCATION, NO UPWARD CHAIN!!!!. Offered for sale is a large semi detached family home with loft conversion, situated within this really handy location with many shops and amenities nearby. The really popular Warley Woods is just a short distance away, whilst Birmingham City Centre and M5 Motorway (J2) are 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 an Entrance hall with stairs rising to the first floor, the superb, spacious and open plan lounge/diner/kitchen area offers great family space with lounge area at the front having bay window, opening through to dining area at the rear and fitted kitchen area with base units, work surface and integrated oven/hob. First Floor provides a landing (staircase rising to second floor/loft conversion) and doors off. There are 3 First floor bedrooms (Bedroom one currently has a doorway directly into Bedroom Three). There is also a re-fitted family bathroom having wash handbasin, wc, bath and shower cubicle. Second floor/Loft conversion offers 2 further bedrooms and additional bathroom with bath, wc and wash handbasin. Outside is a Garage (having downstairs wc off) and large rear garden. 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 C. EPC rating D.

Council Tax Band C

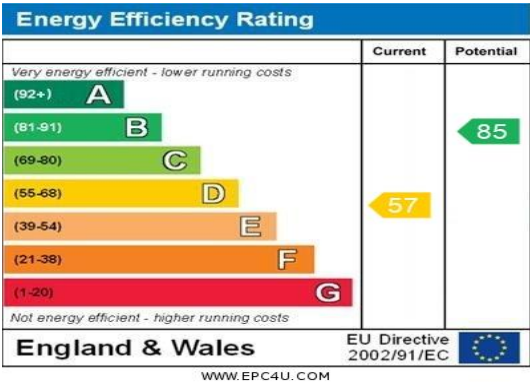
EPC Rating: D

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.





Approximate total area⁽¹⁾

1358.7 ft²
126.23 m²

Reduced headroom

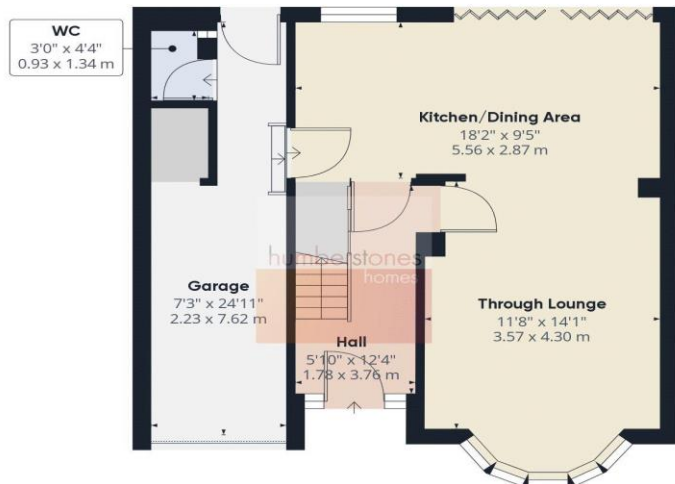
78.27 ft²
7.27 m²

(1) Excluding balconies and terraces

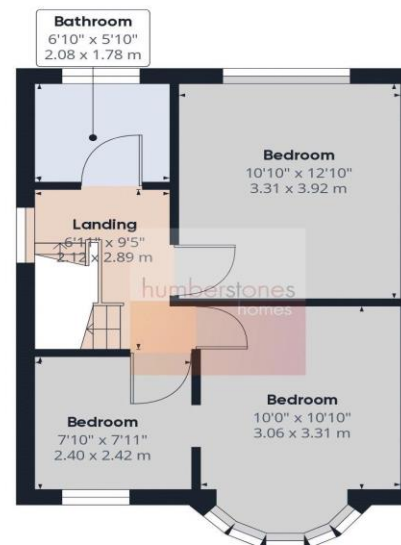
 Reduced headroom
(below 1.5m/4.92ft)

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

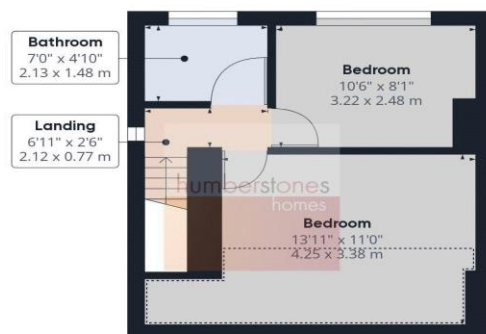
GIRAFFE360



Floor 0



Floor 1



Floor 2

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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