



718 HAGLEY ROAD WEST, OLDBURY, WEST MIDLANDS, B68 0PN

£159,950

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LOCATION

The property can be found in the residential area of Oldbury on its border with Quinton and close to Halesowen and giving excellent access to local shops and businesses on Hagley Road West, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property is situated on Hagley Road West heading into town, close to the island and Walters Road as indicated by the agents for sale board.

THE PROPERTY

The Property is a well proportioned extended family home with rear garage, which is well positioned for local amenities, public transport into Birmingham City Centre and access to the M5 motorway. The property benefits from a replacement roof, new upvc double glazing in part and a refitted bathroom. The property briefly comprises on the ground floor of entrance porch, entrance hall, extended 23ft kitchen and 29ft lounge/diner. On the first floor there is a landing, three bedrooms and bathroom. The property has on street parking to the front with a shared side access to rear and the garden. The property benefits from gas central heating (comi boiler) and majority UPVC double glazing. EPC Rating: E

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having part glazed wooden door to entrance hall.

Entrance Hall

Having laminate flooring, single panel radiator, stairs to first floor landing, door to lounge/diner, entry to kitchen, ceiling light point and under stairs store with wall mounted combination gas central heating boiler.

Lounge/Diner 29' 7"max x 10' 2"max (9.01m x 3.10m)

Dual Aspect - Having two feature chimney breasts with recess, two double panel radiators, two ceiling light points and patio door to rear garden.

Kitchen 23' 6"max x 7' 5"max (7.16m x 2.26m)

Dual Aspect - Having laminate flooring and fitted with range of wall and base units with work surfaces over, inset sink unit, built in electric oven with gas hob over and cooker hood above, plumbing for washing machine, space for tumble dryer and under counter fridge, space for fridge freezer, single panel radiator, breakfast bar, two ceiling light points, and part glazed door to rear garden.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom One 16' 6"max x 10' 4"max (5.03m x 3.15m)

Front Facing - Having fitted wardrobes, single panel radiator, two wall light points and ceiling light point.

Bedroom Two 12' 11" x 10' 4" (3.93m x 3.15m)

Rear Facing - Having fitted wardrobe, single panel radiator and ceiling light point.

Bedroom Three 9' 5" x 6' 1" (2.87m x 1.85m)

Front Facing - Having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Refitted with white suite comprising, paneled bath with electric shower over, low flush wc, pedestal wash hand basin and ceiling light point.

Front Garden

Set back from the road behind dwarf brick wall with low maintenance frontage and shared side access to rear.

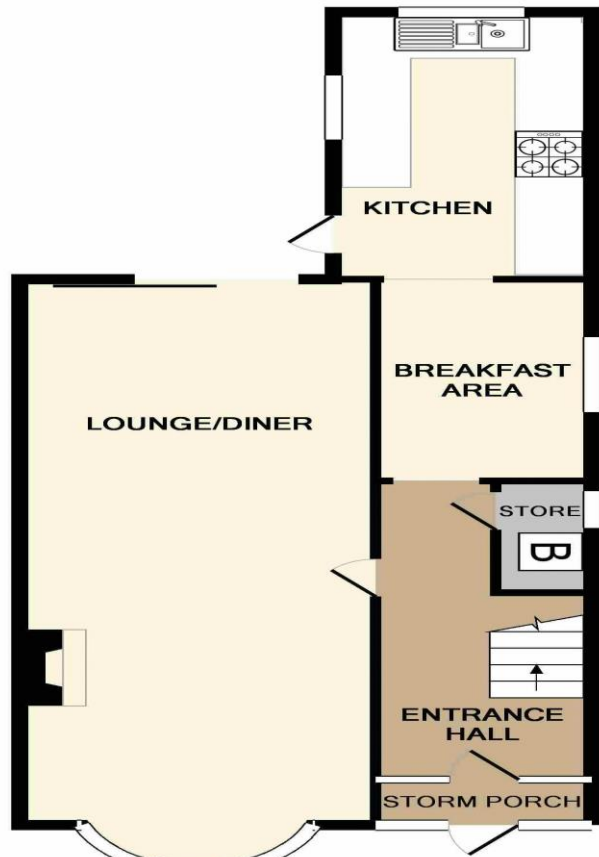
Rear Garden

We proportioned garden with paved patio area the remainder being predominantly laid to lawn. To the far end there is a garage accessed from a secure gated service road beyond.

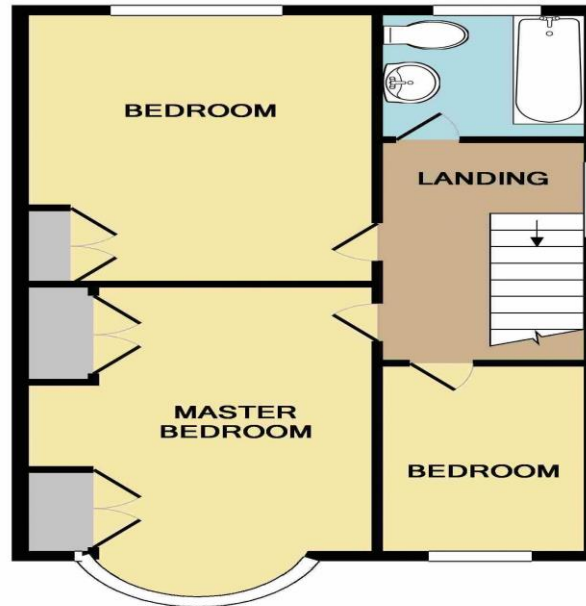
Tenure

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

718, Hagley Road West, OLDBURY, B68 8PN
 Building type: 8th floor house
 Date of assessment: 14 September 2017
 Date of certificate: 14 September 2017
 Reference number: 6648-2007-720-1633-0044
 Type of assessment: EPCAP, existing dwelling
 Total floor area: 68 sq ft

Use this document to:
 1. Compare current energy costs of properties to see which properties are more energy efficient
 2. Discover current energy and carbon footprints to enable improved practices

Estimated energy costs of heating for 3 years:	£ 3,768
Over 3 years you could save	£ 1,487

Estimated energy costs of this house	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 148 over 3 years	You could save a lot over 3 years!
Heating	£ 3,240 over 3 years	£ 1,920 over 3 years	
Hot Water	£ 345 over 3 years	£ 379 over 3 years	
Totals	£ 3,768	£ 2,347	

These figures show how much the average household would expect to pay for heating, lighting and hot water and hot water over the next 3 years based on current household energy use for heating, lighting and hot water and is not based on which used 10 individual households. The potential energy use for heating appliances like TVs, computers and telephones, and electricity generated by incineration.

Energy Efficiency Rating
 The graph shows the current energy efficiency of your house. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 69). The EPC rating shows how to target the most cost-effective energy saving measures to reduce your current energy bills and carbon footprint.

Top actions you can take to save money and make your home more efficient	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£300 - £1,500	£ 67	
2. Internal or external wall insulation	£4,000 - £14,000	£ 293	
3. Floor insulation (uninsulated floor)	£300 - £1,200	£ 129	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommendations on page 3 or to see if you could save money in your property, visit www.humberstoneshomes.co.uk or call 0121 422 1188 (Monday - Friday 9.30 - 5.30pm) (national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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