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**Woodbury Road**  
Halesowen

## 52 Woodbury Road, Halesowen B62 9AW

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This 3 Bedroom Detached Family Home has been improved and updated, being well presented and appointed throughout and is well worth early inspection to fully appreciate.

Woodbury Road is located on the popular Hurst Green side of Halesowen with shops and amenities nearby, whilst Rowley Regis Train station is just a short distance away which enables direct access into Birmingham City Centre and there are excellent road links to the M5 Motorway and beyond.

The property is approached over a block paved Driveway providing off road parking and there is a good size Rear Garden with westerly aspect.

With gas central heating, UPVC double glazing and briefly accommodation over 2 Floors comprising: Porch, through Hall, Lounge, Dining Room, Kitchen, Utility Room, Guest Cloakroom, Games Room (was part of Garage) Landing, 3 Bedrooms and Shower Room.

OVERALL, A WELL PLANNED AND RE-APPOINTED MODERN HOME WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Porch Entrance being UPVC double glazed with tiled floor, composite part double glazed front door and side screens to the through Reception Hall have laminate floor, stairs off to 1<sup>st</sup> Floor with spindle balustrade, Store (below) and doors leading off.

The Lounge is located at the front, also with laminate floor, UPVC double glazed front window and with glazed doors opening to the rear Dining Room with laminate floor and rear UPVC double glazed French window with centre doors to garden.

The Kitchen has been refitted and includes a range of grey gloss wall and base cupboards with contrasting worktops, tiled splashbacks, sink with mixer tap, built in Neff oven with cupboard above and below, Neff gas hob, integrated slimline dishwasher, rear UPVC double glazed window, laminate floor and 2 recessed ceiling lights. There is an opening through to the Utility Room having a range of grey gloss cupboards, worktop with 2 appliance spaces below and breakfast bar space, rear UPVC double glazed window and door to garden, laminate floor and recessed ceiling lights.

A Lobby with recessed light leads off with door to a Guest Cloakroom having white wc, basin with grey gloss cupboard below, tiled splash back and Xpelair and door to the Games Room (part of original Garage) with recessed lights and radiator.

On the 1<sup>st</sup> Floor there is a Landing with side UPVC double glazed window, spindle balustrade, loft access (with ladder), Store (with gas central heating boiler) and doors leading off.

There are 3 Bedrooms (2 doubles and 1 single) all with UPVC double glazed window and Bedroom 3 with built-in stair head wardrobe.

There is a refitted Shower Room having a modern white suite with shower cubicle having side screen and entrance door, semi recessed basin with white gloss vanity cupboards, combined wc with concealed cistern and rear UPVC double glazed window.

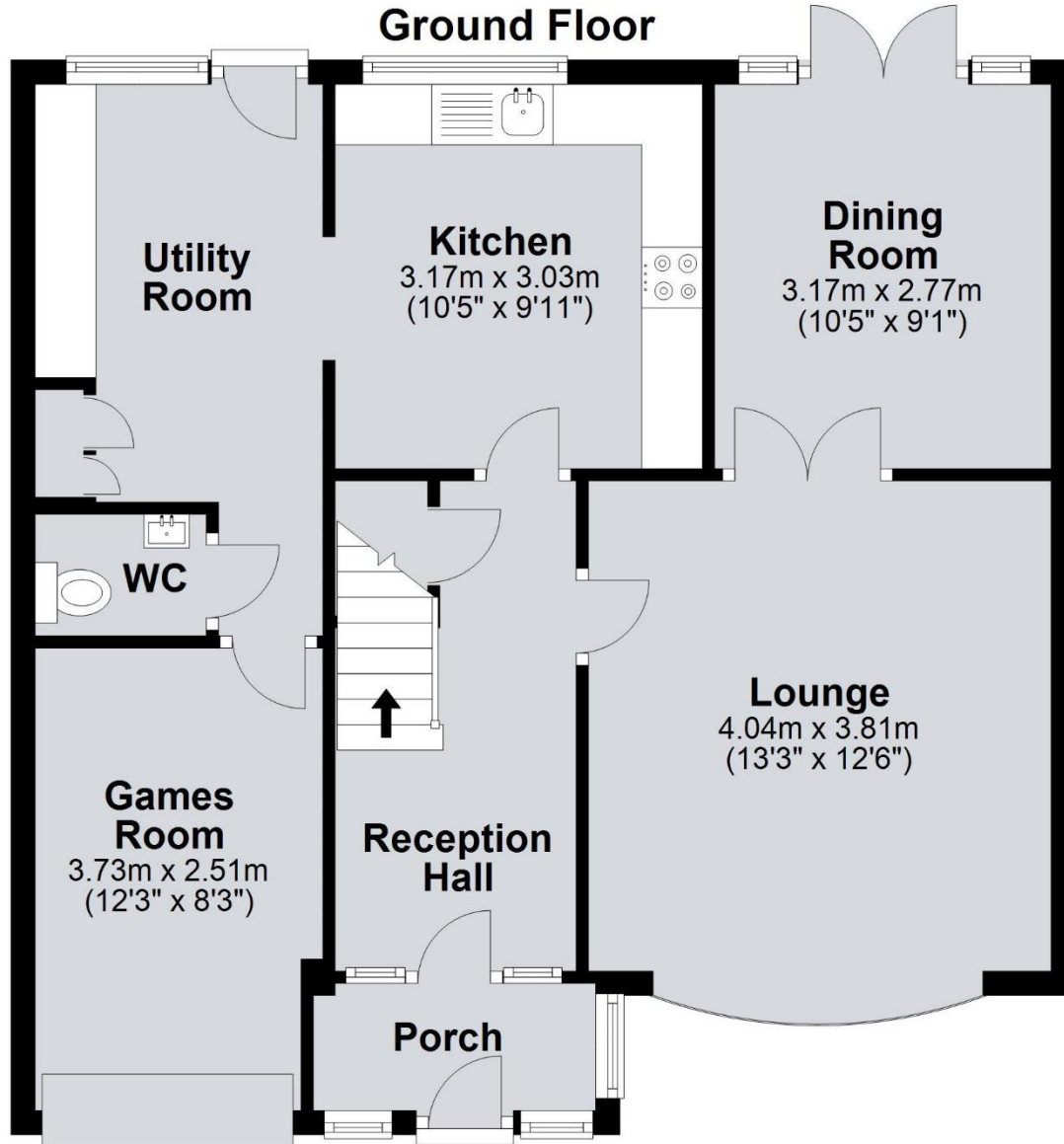
Outside, there is a west facing Rear Garden with wide paved patio, step to shaped lawn with side borders, rear gravel border with conifers, corner patio with pergola over and picket fence to entrance, rear power point and tap and side path access with gate to front.

Tenure: Freehold  
Council Tax Band: D

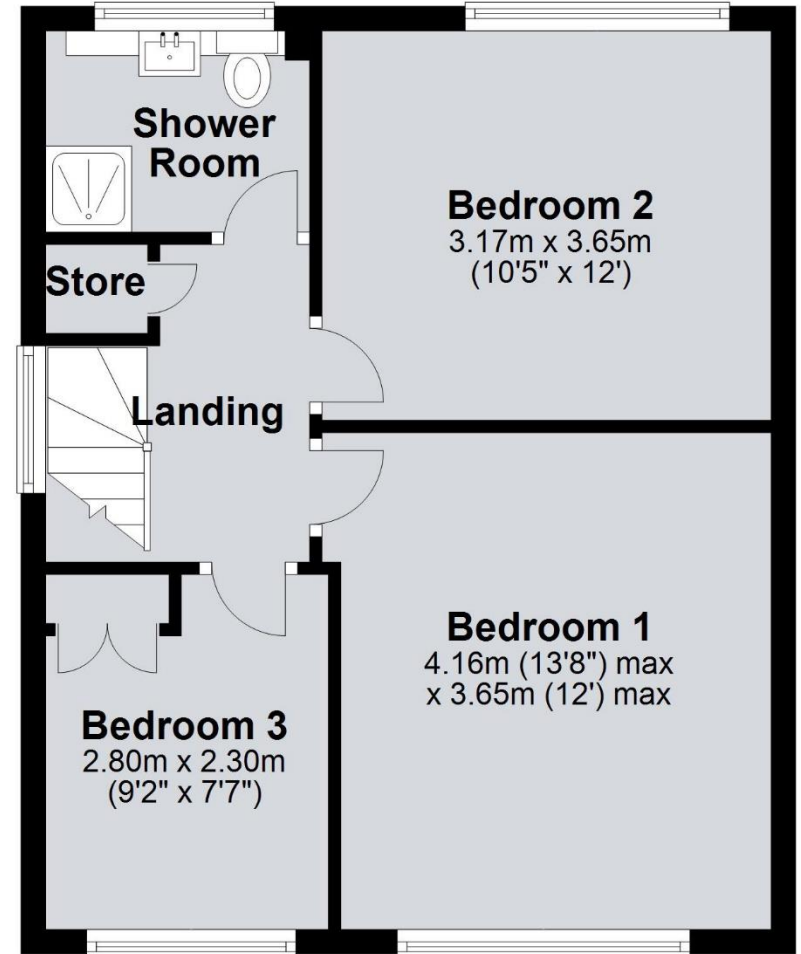




**Ground Floor**



**First Floor**



Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage): 67sq m, 721sq ft  
 Garage: 10sq m, 108sq ft  
 First Floor: 43sq m, 463sq ft



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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