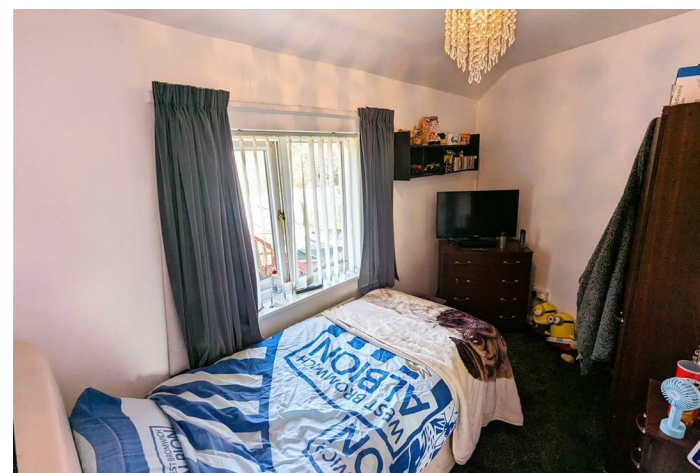
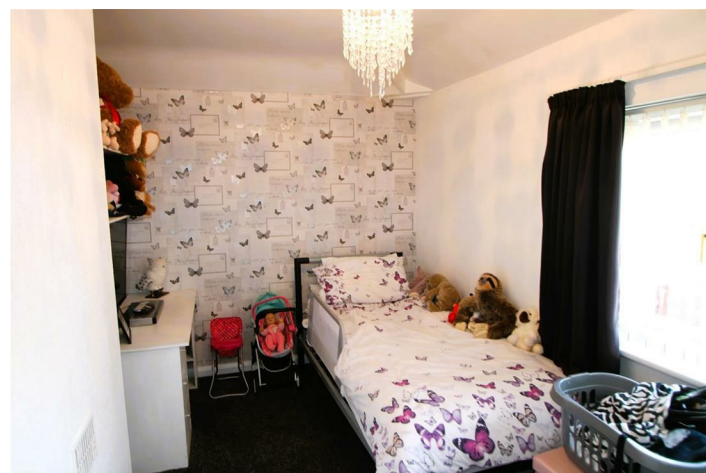


61 Woodland Avenue, Brierley Hill, DY5 1EH




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Hicks Hadley

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B63 4PU

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****DO NOT MISS OUT ON THIS BEAUTIFUL THREE BEDROOM HOME****

A deceptively spacious three bedroom end terraced property, benefiting from off road parking. This Modern well presented property is situated in a cul de sac location and offers many amenities close by such as schools, shops and transport links. Accommodation briefly comprising: Entrance hallway, Lounge, Kitchen/Diner, W.C and access to the a low maintenance private rear garden perfect for any family. To the first floor: Three Bedrooms and a Bathroom. Outside: To the front is a block paved driveway with parking. To the rear is a good size garden laid with partial artificial turf with a patio area and side access.

Offers In The Region Of £195,000 - Freehold

Hicks Hadley



Entrance Hallway

Welcoming hallway leading to reception room through to the kitchen dining area,Also stairs leading to first floor,Pendant light fixture.

Lounge 14'10" x 11'0" (4.52m x 3.35m)

Double glazing fitted to the front elevation,Electric fire place wall mounted to the inside elevation,Pendant light fixture,Gas central heating to the side elevation.

Kitchen/Diner 16'8" x 6'9" (5.08m x 2.06m)

Double glazing fitted to the rear elevation, Electric oven,gas hob fitted.Ample units with re fitted kitchen. One and a half bowl sink fitted underneath window. Space for Washing machine,dishwasher,under counter fridge/Freezer.Tile style flooring fitted.Strip style light fitting to ceiling.



W.C

Gas central heating fitted to inside elevation,Double glazed privacy glass fitted to rear elevation.

Landing

Pendant style light fixture,Access to bedrooms and family bathroom,Storage space.

Bedroom One 11'3" x 10'6" (3.43m x 3.20m)

Double glazing fitted to front elevation,Gas central heating fitted to front elevation.Pendant light fixture.

Bedroom Two 13'0 x 8'3" (3.96m x 2.51m)

Double glazing fitted to rear elevation,Gas central heating fitted to rear elevation. Pendant style light fixture.

Bedroom Three 10'5" x 6'10" (3.18m x 2.08m)

Double glazing fitted to rear elevation,Gas central heating fitted to rear elevation. Pendant style light fixture.

Family Bathroom

Double glazing fitted to front elevation with privacy glass,Bath with electric shower over head,Gas central heating fitted to side elevation.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link

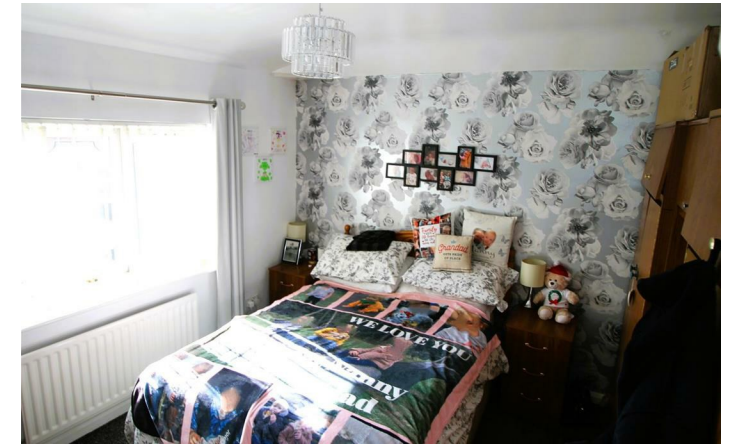


[-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :A

EPC :D

Tenure Information :FREEHOLD



Any other Material Facts :Traditional brick build.

The information has been provided by the vendor,please confirm details with a chosen solicitor.

