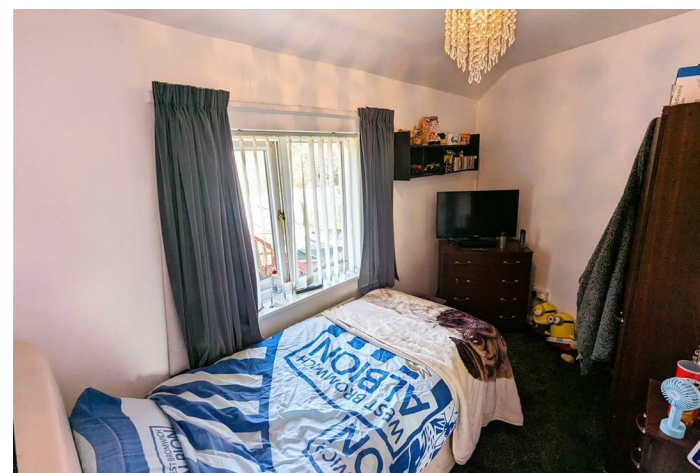


61 Woodland Avenue, Brierley Hill, DY5 1EH




## 61 Woodland Avenue, Brierley Hill



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*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 £190,000 - 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

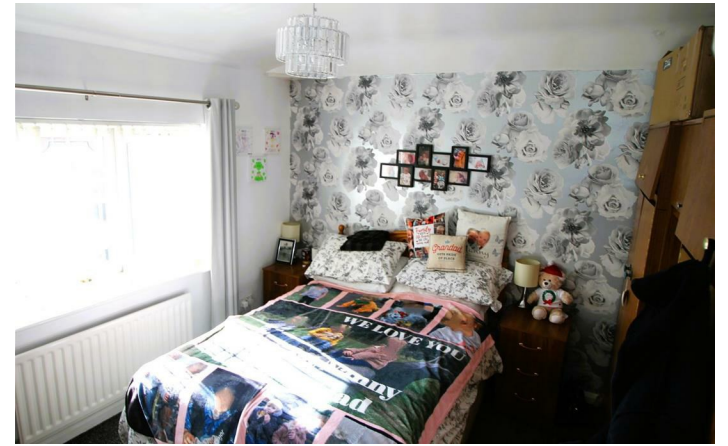


[-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

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.

