

9 Woodland Road, Halesowen, B62 8JS



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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9 Woodland Road, Halesowen



Hicks Hadley

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****EXCELLENT OPTION FOR UPSIZERS****

Beautifully presented three bedroom, extended, traditional detached family home in an excellent location for transport links, schools and all local amenities. The property briefly comprises: impressive entrance hall with parquet flooring, spacious lounge with log burner, separate dining room, refitted breakfast kitchen, three generously sized bedrooms and large refitted bathroom with separate shower cubicle to first floor. The property further benefits from: driveway, long garage and large attractive private rear garden. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: D

Hicks Hadley

Offers In The Region Of £375,000 - Freehold



Entrance Hall

With parquet flooring, central heating radiator, under stairs storage cupboard, obscured double glazed window to side elevation and doors into:

Downstairs WC

With low flush wc and wall mounted wash hand basin.

Dining Room 14'1 x 12' (max) (4.29m x 3.66m (max))

With central heating radiator, feature fireplace and double glazed bay window to front elevation.

Spacious Lounge 12'10 x 11'1 (3.91m x 3.38m)

With log burner, double glazed window and double glazed French doors to rear elevation.

Refitted Kitchen 17'8 x 9'8 (5.38m x 2.95m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, electric hob with extractor over, integrated double oven, plumbing for automatic washing machine, plumbing for dishwasher, breakfast bar area, space for fridge/freezer, splash back tiling, central heating radiator, double glazed window to rear elevation and door into garage.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 14'8 x 12'1 (max) (4.47m x 3.68m (max))

With central heating radiator and double glazed bay window to front elevation.

Bedroom Two 13'1 x 11'1 (3.99m x 3.38m)

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'5 x 6'9 (2.57m x 2.06m)

With central heating radiator and double glazed window to front elevation.

Large Refitted Bathroom 9'6 x 7'10 (2.90m x 2.39m)

Having jacuzzi panel bath with central mixer tap, corner shower cubicle, central heating radiator with towel rail function, low flush wc, pedestal wash hand basin, loft hatch, storage cupboard and two obscured double glazed windows to rear elevation.



Long Garage 19'3 x 7' (5.87m x 2.13m)

With double glazed door into garden.

Agents Note

COUNCIL TAX BAND: D

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected.

Broadband/Mobile coverage- please check on link-
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

