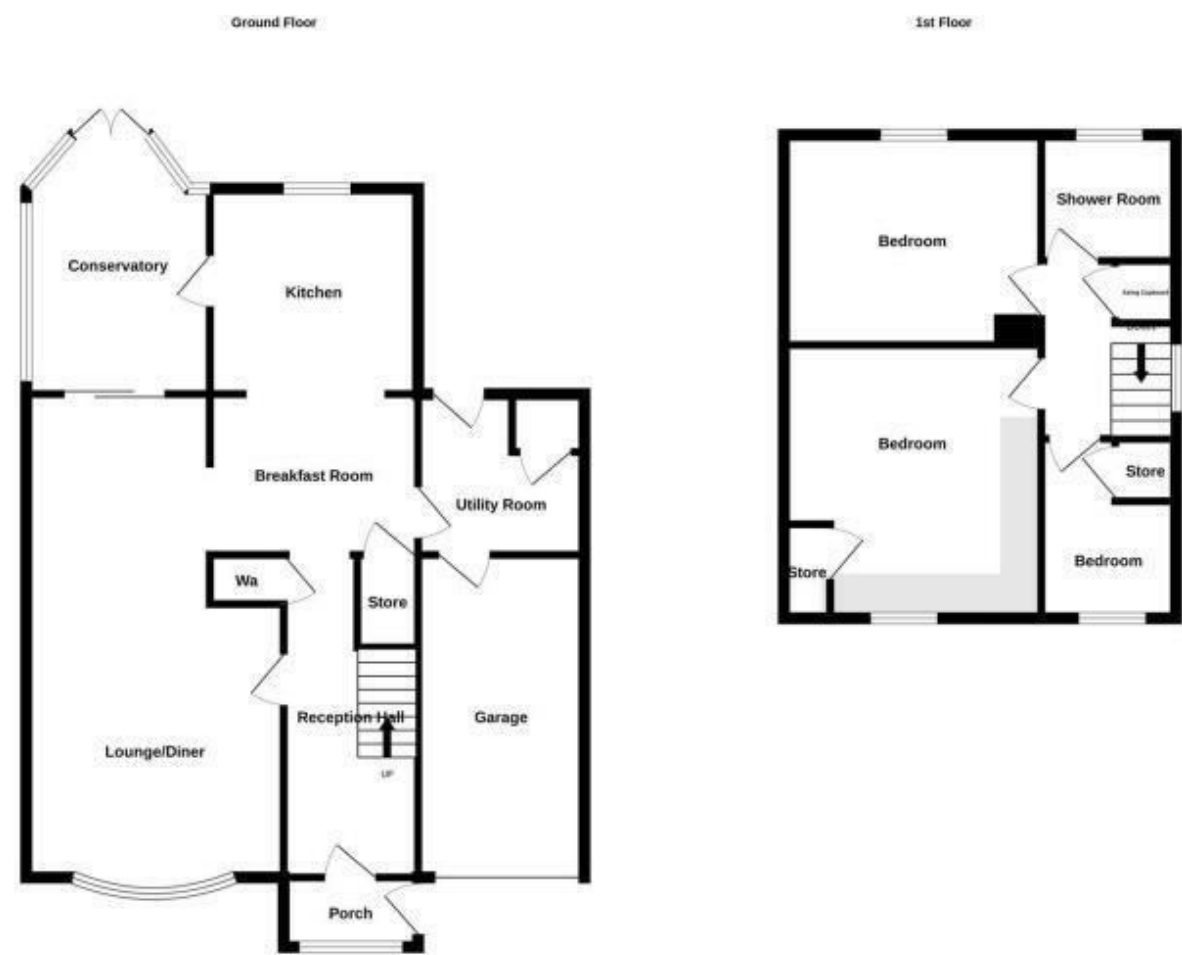


127 Woodbury Road, Halesowen, B62 9AW



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mapbox 62525



127 Woodbury Road, Halesowen



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

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****FANTASTIC FAMILY HOME****

A well presented, extended three bedroom link detached property in this most popular of locations for access to schools, local amenities and motorway access. The property briefly comprises: porch, reception hall, spacious open plan lounge/diner, fitted breakfast kitchen, conservatory, utility, downstairs wc, three double bedrooms and shower room to first floor. The property further benefits from: block paved driveway for several cars, immaculate private rear garden and double glazing. GREAT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

£335,000 - Freehold



Porch

Having double glazing to front elevation and obscured double glazed door into:

Reception Hall

With storage cupboard housing warm air heating system, stairs to first floor, obscured double glazing to front elevation and doors into:

Open Plan Lounge/Diner 24'1 x 12'4 (max) (7.34m x 3.76m (max))

To include:

Spacious Lounge 13'2 x 12'4 (4.01m x 3.76m)

With feature fireplace, electric fire, double glazed bow window to front elevation and open access into:

Dining Room 10'10 x 8'10 (3.30m x 2.69m)

With archway access into breakfast kitchen and double glazed sliding patio door into:

Conservatory 11' x 8'9 (max) (3.35m x 2.67m (max))

Having tiled flooring, double glazing to side and rear elevation, double glazed door into garden and door into:

Fitted Breakfast Kitchen 16'9 x 10' (max) (5.11m x 3.05m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated electric hob with extractor over, integrated double oven, integrated AEG dishwasher, integrated fridge, store, splash back tiling, double glazed window to rear elevation, door into reception hall and door into:

Utility

With tiled flooring, plumbing for automatic washing machine, space for fridge/freezer, obscured double glazed door into garden, door into garage and door into:

Downstairs WC

With low flush wc, vanity wash hand basin and obscured double glazed window to rear elevation.

Landing

With loft hatch, double glazed window to side elevation and doors into:

Bedroom One 13'7 x 12' (max) (4.14m x 3.66m (max))

Having integrated bedroom furniture, integrated wardrobes and double glazed window to front elevation.

Bedroom Two 12' x 10' (max) (3.66m x 3.05m (max))

Having double glazed window to rear elevation.



Bedroom Three 9' x 7' (max) (2.74m x 2.13m (max))

Having storage cupboard and double glazed window to front elevation.

Shower Room

Having corner shower cubicle, low flush wc, pedestal wash hand basin, ceramic tiling and obscured double glazed window to rear elevation.

Large Garage

With up and over door, access door to utility and ample storage space.

Outside

Front: With block paved driveway leading to front door and garage entrance door.

Rear: Having patio leading to attractive lawn and border shrubbery features.



Agents Note

COUNCIL TAX BAND: D

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

EPC: D

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

All mains services are connected (gas/electric/water).

