



167 Woodbury Road
Halesowen,
West Midlands B62 9AQ
Asking Price £375,000

...doing things differently



We are pleased to offer for sale this spacious detached family home located on the desirable Woodbury Road in Halesowen. The property comprises: enclosed porch, reception hall, lounge diner, kitchen and downstairs wc. First floor accommodation comprises four good sized bedrooms, box room/study, family shower room and separate w.c. The property also benefits from having double glazing, warm air heating system, integral garage, enclosed rear garden and driveway to front allowing off road parking for 2 vehicles. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Woodbury Road. LH 25/6/24 V1 EPC=D







Approach

Via full width block paved driveway, up and over door to garage, side gate offering access to rear garden area, double glazed panelled door with obscured glazed inserts to:

Entrance porch

Having double glazed window to front and side, panelled door with obscured glazed insert into:

Reception hall

Stairs to first floor accommodation, obscured glazed window to front, door to storage cupboard, wood effect laminate flooring, door to kitchen and door to:

Lounge diner 23'11" x 12'5" (7.3 x 3.8)

Double glazed bow window to front, double glazed door to rear, double glazed window to rear, wall mounted living flame electric fire and door to kitchen.

Kitchen 13'9" x 9'10" (4.2 x 3.0)

Double glazed window to rear, range of matching wall and base units, roll top work surfaces over, built in extractor, space for cooker, one and a half bowl single drainer sink with mixer tap, splashback tiling, plumbing for washing machine, door to cupboard housing warm air unit, door to reception hall and door to side giving access to inner lobby area having door to downstairs w.c., door to garage and double glazed panelled door to rear garden and front access.





Downstairs w.c.

Having obscured double glazed window to side, wall mounted boiler, wash hand basin, low level flush w.c., wood effect laminate flooring.

First floor landing

Having loft access, door to storage cupboard, wood effect flooring, doors to four bedrooms, study, bathroom and separate w.c.

Bedroom one 13'9" x 11'9" (4.2 x 3.6)

Double glazed window to front, range of fitted wardrobes with matching over head storage and bedside tables.

Bedroom two 12'1" x 7'10" (3.7 x 2.4)

Double glazed window to front, double opening doors to built in wardrobe.

Bedroom three 9'10" max into wardrobe x 9'10" (3.0m max into wardrobe x 3.0m)

Double glazed window to rear, fitted wardrobes with matching over head storage and bed side tables, wood effect flooring.

Bedroom four 8'2" x 9'2" max into wardrobes (2.5m x 2.8m max into wardrobes)

Double glazed window to rear, double doors to built in wardrobes.

Study 6'10" x 5'10" (2.1m x 1.8m)

Double glazed window to front, doors to over stairs storage cupboard, wood effect flooring.

Shower room

Having double glazed obscured window to rear, ceiling spotlights, double walk in shower enclosure with shower above, splashbacks, vanity wash hand basin unit with mixer tap, tiling to walls, tiled effect flooring.

Separate w.c.

Having double glazed obscured window to rear, low level flush w.c., tiling to walls and tile effect flooring.

Garage 8'2" x 13'5" (2.5m x 4.1m)

Up and over door to front, gas and electric meters, obscured glazed window to side, light and power sockets and door to inner lobby area.

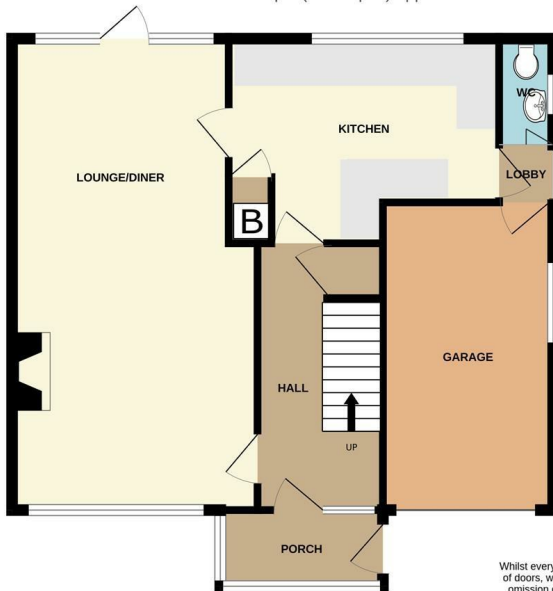
Rear garden

Side gate giving access to front, garden laid mainly to slabs, paved patio area, steps to further paved areas, timber shed to rear and fencing to boundaries.

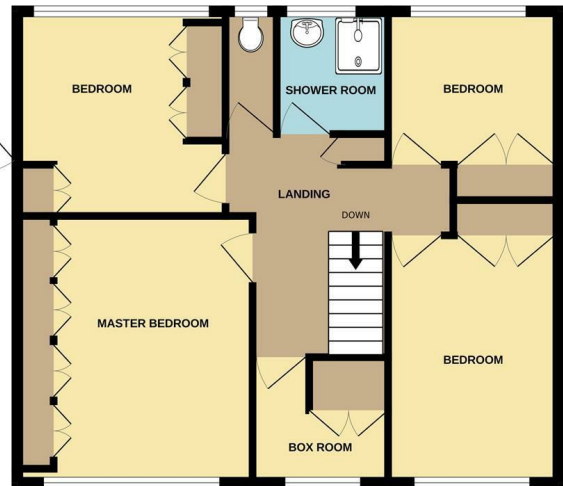
Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

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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property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is E

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of

purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could



receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that

we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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