

for sale

offers in the region of **£320,000**



Woburn Drive Halesowen B62 8TQ

A fantastic opportunity to purchase this three bedroom detached family home on a popular and well-respected estate, offered for sale with NO UPWARD CHAIN. This property offers great potential with spacious and versatile accommodation throughout and integral garage which has potential to be converted. Briefly comprising: porch, hallway, lounge, dining room, kitchen, utility, three good sized bedrooms, bathroom with separate w.c, pleasant rear garden to the rear, garage a good sized driveway. Viewing highly recommended

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Approach

The property has a large block paved driveway to the front with lawned area, gate to rear access, up and over door to garage and front door opens to porch

Porch

Tiled flooring, door to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, coving to ceiling, doors leading to:

Lounge

15' x 11' 3" (4.57m x 3.43m)

Double glazed window to rear elevation, gas fire with feature surround, under stairs storage cupboard, central heating radiator, coving to ceiling

Dining Room

11' x 9' 5" max (3.35m x 2.87m max)

Double glazed window to front elevation, central heating radiator, coving to ceiling

Kitchen

11' 11" x 6' 11" (3.63m x 2.11m)

Fitted with a range of wall and base units with work surfaces over, one and half sink and drainer, integrated oven, gas hob, part tiling to walls, central heating radiator, double glazed window to rear elevation, door to utility

Utility

16' 5" x 3' 9" (5.00m x 1.14m)

Double glazed obscured window to rear elevation, storage cupboard, plumbing for washing machine, door to rear garden and door to front

First Floor Landing

Access to loft space, central heating radiator, airing cupboard and doors leading to:

Bedroom One

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed window to rear elevation, central heating radiator, coving to ceiling



Bedroom Two

11' 10" x 6' 11" plus wardrobes (3.61m x 2.11m plus wardrobes)
Double glazed window to front elevation, central heating radiator, coving to ceiling and built in wardrobes

Bedroom Three

12' 1" x 7' 7" max (3.68m x 2.31m max)
Double glazed window to rear elevation, central heating radiator, coving to ceiling and fitted wardrobe

Bathroom

Comprising: bath with shower over, wash hand basin, heated towel rail, tiling to walls and double glazed obscured window to front elevation

W.C

Low level w.c, double glazed obscured window to side elevation

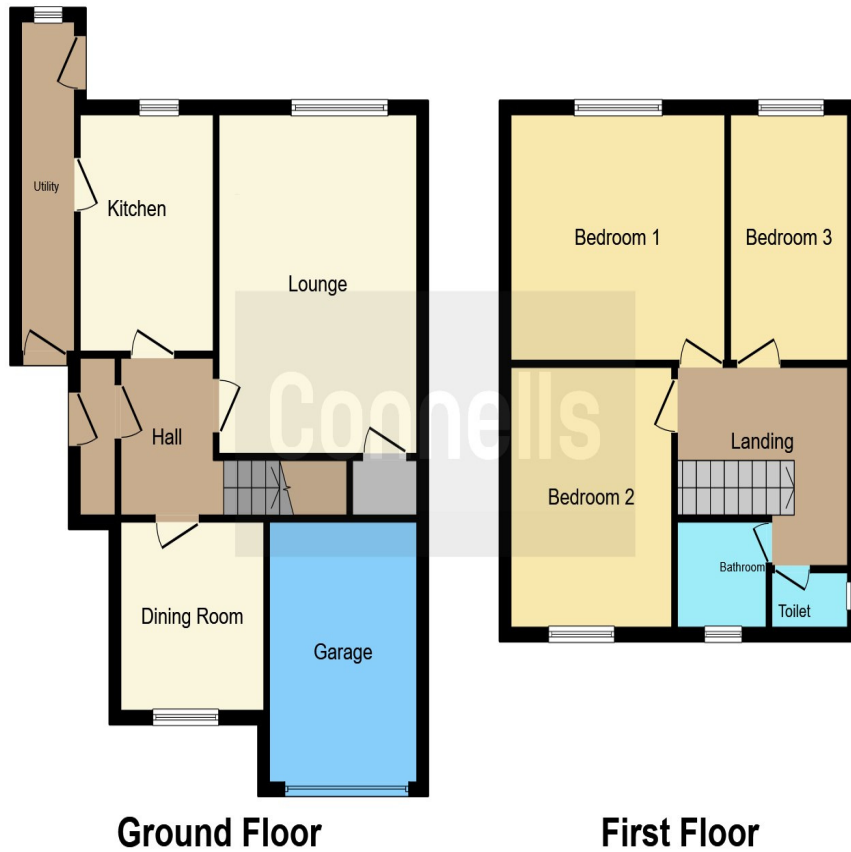
Rear Garden

A pleasant rear garden perfect for families and entertaining with block paved patio, lawn beyond with mature trees and shrubs, fencing to borders and gate to front access

Garage

17' 10" x 12' 3" max (5.44m x 3.73m max)
Up and over door, central heating boiler, power and lighting





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: HSW315996 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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