

for sale

offers in the region of **£285,000**



Woodbury Road Halesowen B62 9AQ

A link-detached family home on a popular estate close to shops, schools and transport links to Birmingham. Briefly comprising: porch, hallway, open-plan lounge/dining room, kitchen, three bedrooms, bathroom, rear garden, garage and driveway. Viewing recommended

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Approach

The property has a driveway to the front with up and over door to garage, lawn to the side and double glazed front door opens to porch

Porch

Double glazed windows to front and side elevation, further door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, wood effect flooring, under stairs cupboard and doors leading to:

Open Plan Lounge/Dining Room

23' 1" x 11' 6" max (7.04m x 3.51m max)

Double glazed window to front elevation, two central heating radiators, brick fireplace, coving to ceiling, double glazed patio doors to rear garden, door to kitchen

Kitchen

17' 11" x 8' 1" max (5.46m x 2.46m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, electric hob with cooker hood over, built in oven, tiled flooring, part tiling to walls, central heating radiator, double glazed window to rear elevation, door to garage and double glazed door to rear garden

First Floor Landing

Double glazed window to side elevation, airing cupboard housing central heating boiler, access to loft space, doors leading to:

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m)

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

Bedroom Two

10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed window to rear elevation, central heating radiator



Bedroom Three

9' 4" x 6' 8" (2.84m x 2.03m)

Double glazed window to front elevation, central heating radiator

Agents note: stair bulkhead reduces some floor area

Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, central heating radiator, double glazed obscured window to rear elevation

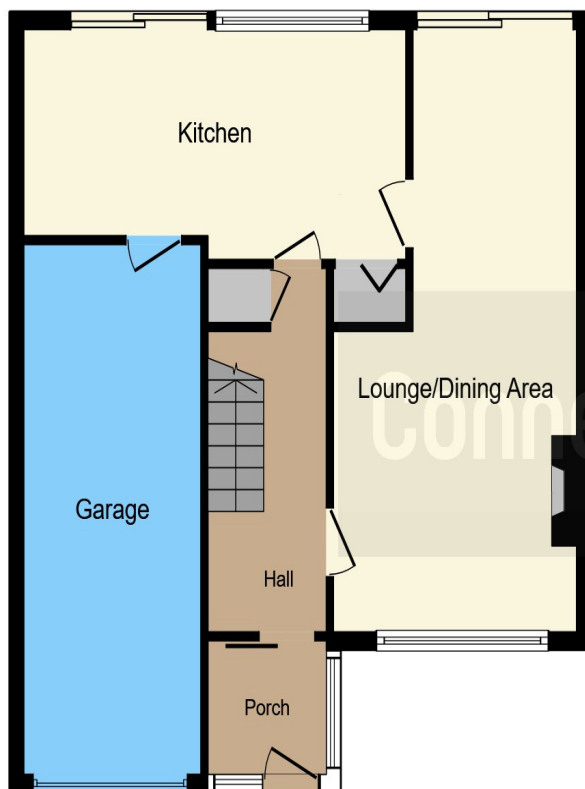
Rear Garden

Patio area with steps to lawn, fencing to borders, mature plants and shrubs, outside tap

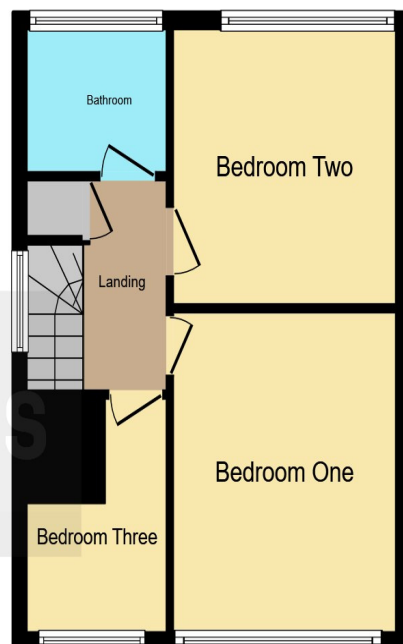
Garage

Up and over door to front, power and lighting and door to kitchen





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: HSW316100 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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