



Connells

Wood Leasow
Wodgate Valley

Wood Leasow Wodgate Valley B32 3SE

for sale
£195,000



Property Description

Set back behind a generous driveway and well-maintained front garden, this attractive three-bedroom property offers comfortable and spacious living throughout.

The ground floor features a large, modern kitchen equipped with built-in appliances including an integrated oven, stove, and extractor fan. A door from the kitchen opens out to a substantial rear garden, ideal for outdoor dining or family activities. Also on the ground floor is a well-proportioned living room - perfect for both relaxing evenings and entertaining guests.

Upstairs, you'll find three generously sized bedrooms, each easily accommodating a bed and ample storage. The family bathroom is also located on this floor, complete with a panelled bath and an overhead shower.

This property combines space, functionality, and comfort - making it an ideal home for families or professionals alike.

Approach

Set back behind front driveway

Entrance Hallway

Ceiling light point, stairs and doors off.

Lounge

15' 4" x 10' 3" (4.67m x 3.12m)

Ceiling light point, window to front elevation, electric fireplace, TV point.

Kitchen

15' 9" x 10' 3" (4.80m x 3.12m)

Matching wall and base units, space for dishwasher, washing machine, oven, hob, fan extractor, ceiling light point, tiled splashback, window and door to rear elevation.

Landing

Ceiling light point, doors off, loft access.

Bedroom One

12' 10" x 10' 1" (3.91m x 3.07m)

Ceiling light point, window to front elevation, space for wardrobes.

Bedroom Two

10' x 6' 10" (3.05m x 2.08m)

Ceiling light point, window to rear elevation.

Bedroom Three

9' 4" x 7' 5" (2.84m x 2.26m)

ceiling light point, window to rear elevation.

Bathroom

Panelled bath, shower overhead, low flush wc, hand wash basin, window to front elevation, ceiling light point.

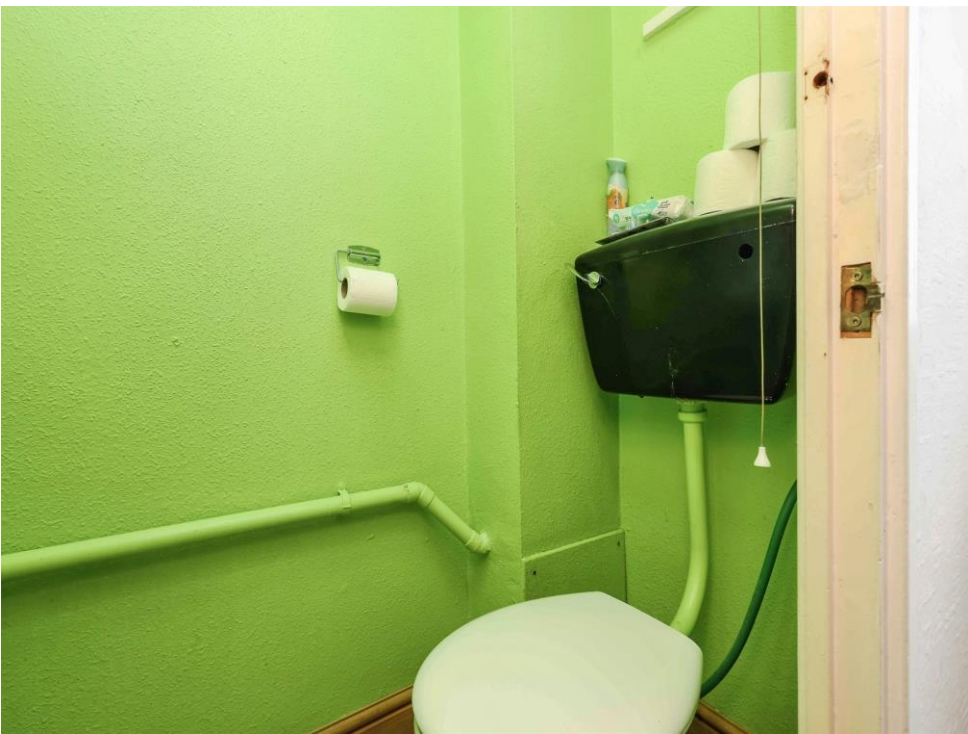
Rear Garden

Part patio, grass area, timber fence surround.

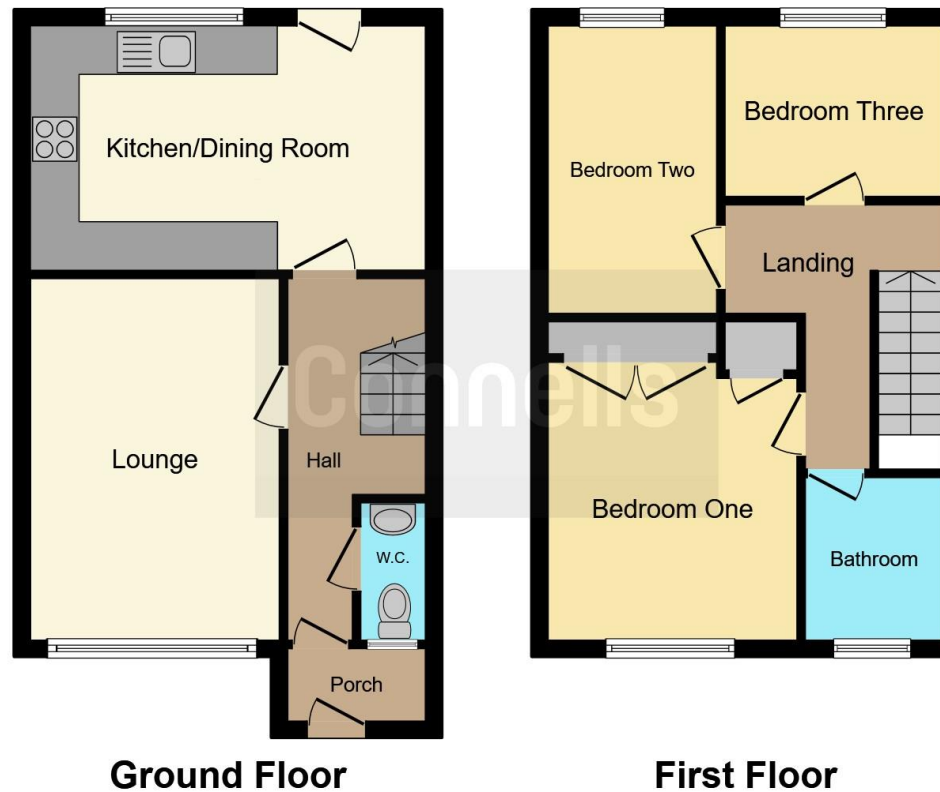
Agents Note

Please note that this property is non-standard construction, for further details please call the branch on 0121 426 2800.









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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310251



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