



Woodfield, Belbroughton, Stourbridge, DY9 9SZ

welcome to

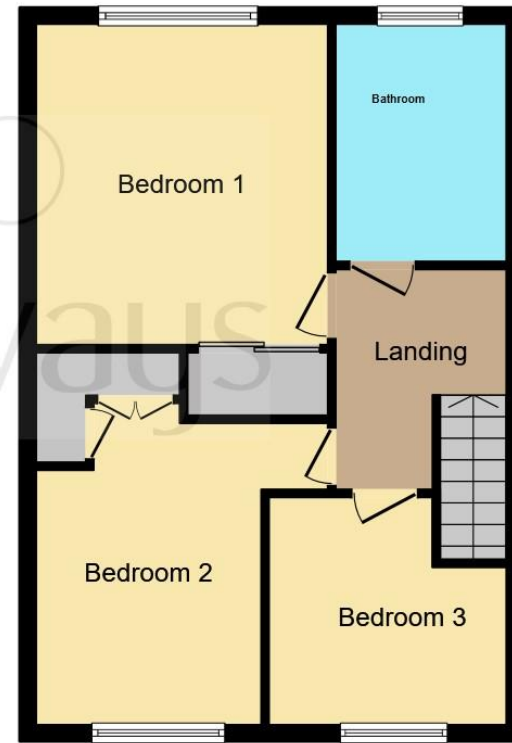
Woodfield, Belbroughton, Stourbridge

****POPULAR LOCATION****THREE BEDROOM HOUSE****WALKING DISTANCE TO THE VILLAGE****COMMUNAL GARDENS****CARPORT PARKING SPACE****VIEWINGS ADVISED****





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

Approach

Paved pathway to front door with canopy over, outside light and lawn to front.

Entrance Hallway

Ceiling light, stairs to first floor accommodation, understairs storage, central heating radiator and door to downstairs shower room.

Downstairs Shower Room

Ceiling light, corner shower with glass screen, low level wc, vanity wash hand unit with recessed basin and mixer tap, central heating radiator and full height tiling.

Lounge

16' 4" max plus bay x 12' 2" into recess (4.98m max plus bay x 3.71m into recess)
Double glazed bay window to front, wall lights, central heating radiator, fireplace with inset electric fire, opening to dining area, doors to kitchen and hallway.

Dining Area

11' 9" max x 9' 11" max (3.58m max x 3.02m max)
Double glazed sliding doors to conservatory, wall light and central heating radiator.

Conservatory

12' 8" max x 9' 5" max (3.86m max x 2.87m max)
Built on a brick base with a pitched roof, double glazed windows to side and rear and side door to garden area.

Kitchen

11' 3" max x 8' 4" max (3.43m max x 2.54m max)
Double glazed window to rear, ceiling light, a range of wall and base units, worktops, stainless steel sink/drainage with mixer tap, tiled splashback, four ring gas hob, cooker hood, double oven and grill in tall housing unit, space for washing machine, integrated dishwasher and fridge/freezer, central heating radiator and wall mounted condensing central heating boiler.

Landing

Ceiling light, access to partially boarded loft via pull down ladder and doors to various rooms.

Bedroom One

11' 7" max x 13' 4" to front of wardrobes (3.53m max x 4.06m to front of wardrobes)
Double glazed window to rear, ceiling light, central heating radiator, a range of fitted wardrobes, drawers, dressing table area and further fitted wardrobes with glass doors.

Bedroom Two

9' 2" plus recess x 12' 8" to front of wardrobes (2.79m plus recess x 3.86m to front of wardrobes)
Double glazed window to front, ceiling light, central heating radiator, a range of fitted wardrobes and cupboards.

Bedroom Three

9' 1" max x 7' 5" to front of wardrobes (2.77m max x 2.26m to front of wardrobes)
Double glazed window to front, ceiling light, central heating radiator and a range of fitted wardrobes with glass sliding doors.

Bathroom

Obscure double glazed window to rear, ceiling light, paneled bath with mixer tap, low level wc, vanity wash hand unit with recessed basin and mixer tap, central heating radiator, full height tiling and airing cupboard housing the water cylinder.

Rear Garden

Block paved patio area, outside tap and light, laid to lawn, mature shrubs and bushes for privacy and communal access across the rear.

Agents Notes

Retirement complex for the over 55 years. The Council Tax Band is E. The length of the lease is 999 years from 1st April 1988. We are informed the annual service charge is £2307.77.
The property benefits from a pendant alarm system, all calls are diverted to a central alarm centre which is staffed 24 hours per day, 365 days per year. Permission must be granted to obtain pets.
The property comes with a car port which should be used for the parking of vehicles not for storage. There are three additional visitor spaces on the right as you enter Woodfield.



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welcome to

Woodfield, Belbroughton, Stourbridge

- THREE BEDROOM HOUSE
- BELBROUGHTON VILLAGE
- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2307.77

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105467 - 0012

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