



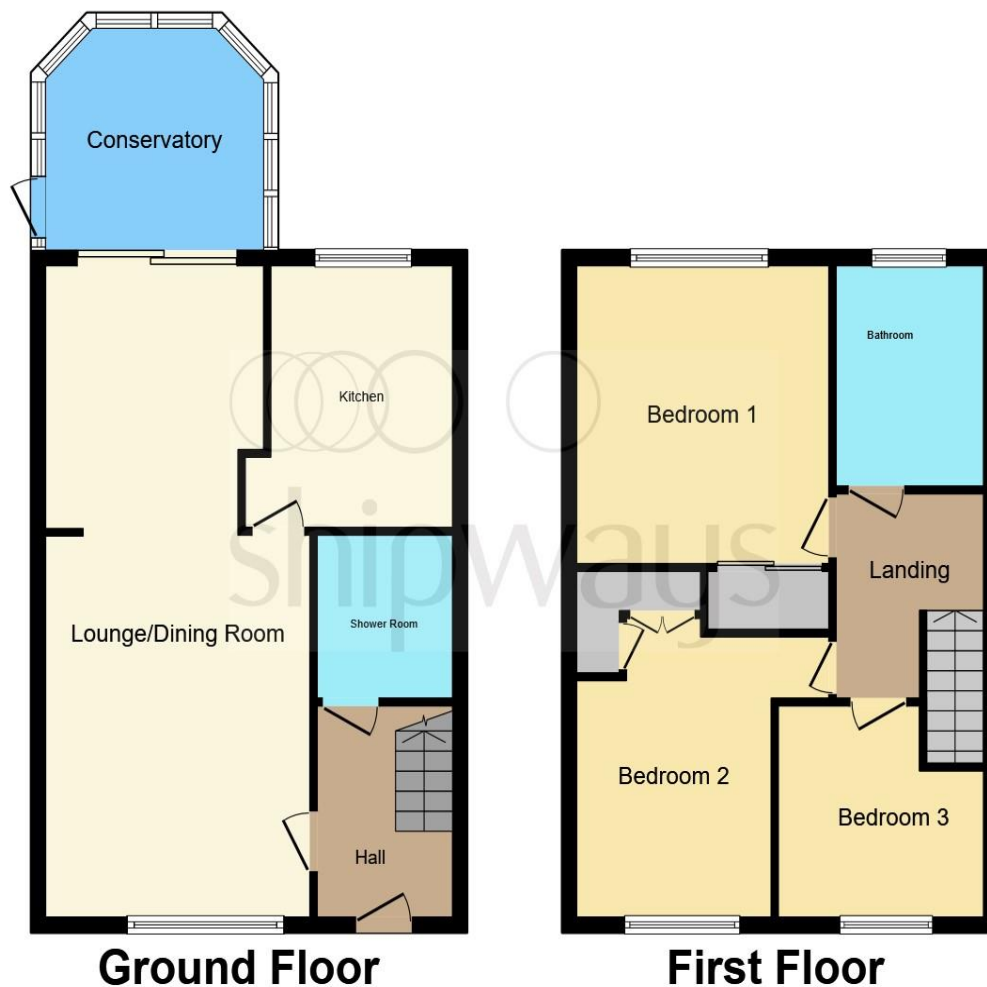
Woodfield, Belbroughton, Stourbridge, DY9 9SZ

welcome to

Woodfield, Belbroughton, Stourbridge

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





Approach

Entrance Hallway

Downstairs Shower Room

Lounge

16' 4" max plus bay x 12' 2" into recess (4.98m max plus bay x 3.71m into recess)

Dining Area

11' 9" max x 9' 11" max (3.58m max x 3.02m max)

Conservatory

12' 8" max x 9' 5" max (3.86m max x 2.87m max)

Kitchen

11' 3" max x 8' 4" max (3.43m max x 2.54m max)

Landing

Bedroom One

11' 7" max x 13' 4" to front of wardrobes (3.53m max x 4.06m to front of wardrobes)

Bedroom Two

9' 2" plus recess x 12' 8" to front of wardrobes (2.79m plus recess x 3.86m to front of wardrobes)

Bedroom Three

9' 1" max x 7' 5" to front of wardrobes (2.77m max x 2.26m to front of wardrobes)

Bathroom

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

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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HAG105467



Property Ref:
HAG105467 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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