

# property details **approval form**

38 Woodgreen Road, Oldbury, West Midlands, B68 0DF

**Date:** 10 December 2024

**Property Ref and Version:** HBN110904 - 0011

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
**T** 0121 427 3264 **E** harborne@shipways.co.uk

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## >> **price**

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£225,000

Tenure: Freehold

## >> **key features**

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- > Traditional Two Bedroom Semi Detached
- > Popular Residential Area.
- > Open Plan Living Dining Area
- > Lovely fitted Kitchen
- > Beautifully Presented Rear Gardens
- > EPC Rating: C

## >> **short description**

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TRADITIONAL SEMI - DETACHED \*\*\*\* WELL PRESENTED THROUGHOUT \*\*\*\* OPEN PLAN LIVING, DINING AND KITCHEN AREA\*\*\*\* BEAUTIFULLY PRESENTED REAR GARDEN \*\*\*\* DRIVEWAY TO THE FRONT \*\*\* DOWNSTAIRS SHOWER ROOM \*\*\*\* TWO DOUBLE BEDROOMS \*\*\*\* FAMILY BATHROOM TO THE FIRST FLOOR

ROOM TO EXTEND (SUBJECT TO PLANNING)

## >> **long description**

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What a wonderful property!! A traditional Two bedroom Semi Detached home, situated in the popular area of Oldbury, walking distance of the main Hagley Road, close to shops and transport links into Birmingham City Centre. The Property comprises in more detail: Driveway to the Front, Entrance hallway, Lounge, Dining and Kitchen area all open plan, giving a great living area, shower room to the ground floor, beautiful, good sized rear gardens, and two double bedrooms and family bathroom to the first floor. There is room to extend on this property to the rear (subject to planning)

## >> **directions**

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## >> room description

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### **Agent Note**

Council Tax Band C.

### **Entrance Hall**

Understairs storage, radiator and ceiling light point.

### **Lounge Area**

10' 11" x 10' 3" ( 3.33m x 3.12m )

Double glazed window to front, radiator and ceiling light point.

### **Dining Area**

10' 11" x 9' 11" ( 3.33m x 3.02m )

Electric Fire, radiator and ceiling light point.

### **Kitchen/ Diner**

15' 2" x 11' 9" ( 4.62m x 3.58m )

Double glazed window to rear, wall and base units, roll top surfaces, sink and drainer, electric hob, extractor hood, electric ovens, dishwasher, patio doors and radiator.

### **Shower Room**

Double glazed window to side, low level w/c, sink, shower cubicle and radiator.

### **Bedroom One**

10' 3" x 10' 11" ( 3.12m x 3.33m )

Double glazed window to front, radiator and ceiling light point.

### **Bedroom Two**

10' 3" x 11' ( 3.12m x 3.35m )

Double glazed window to rear, radiator and ceiling light point.

### **Bathroom**

Low level w/c, bath, sink and radiator,

### **Rear Garden**

Lawn patio and astroturf.

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## >> property images



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## >> property images



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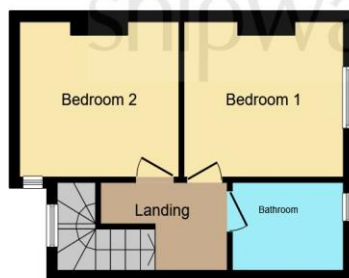
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## >> floor plan

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**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](http://www.focalagent.com)

## >> approval

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**Signature**

**Date**

**Jamie Grice**

**Mr A.B. Hill**

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