



85 WOODBURY ROAD
B62 9AW

Taylors

85 WOODBURY ROAD HALESOWEN

*A BEAUTIFULLY PRESENTED
THREE Bedroom semi detached
home.*

Entrance Porch
Hall

Living diner
24' 3" x 12' 6" max (7.39m x 3.81m)

Kitchen/Breakfast Room
18' 8" x 10' 4" (5.69m x 3.15m)

Utility room
7' 11" x 6' 9" (2.41m x 2.06m)

Cloakroom with w/c
8' 1" x 3' 8" (2.46m x 1.12m)

Study
9' 4" x 8' 0" (2.84m x 2.44m)

First Floor Landing
0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom One
13' 8" x 12' 1" (4.16m x 3.68m)

Bedroom Two
12' 1" x 10' 3" (3.68m x 3.12m)

Bedroom Three
9' 3" x 7' 0" (2.82m x 2.13m)

Shower Room
6' 11" x 5' 6" (2.11m x 1.68m)

Rear Garden
Off road parking

Flood Risk

Rivers and Seas - Very Low Risk
Surface Water - High Risk

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



A BEAUTIFULLY PRESENTED THREE Bedroom semi detached home, well situated on this popular road. Convenient for local amenities and transport links, having double glazing and gas central heating, comprising; Hall, Living diner, Study, Kitchen/Breakfast room, Utility, Cloakroom with w.c, First floor landing, Three bedrooms and Shower room. Outside with Rear garden and Off road parking.

EPC C

All main services connected.

Broadband/Mobile

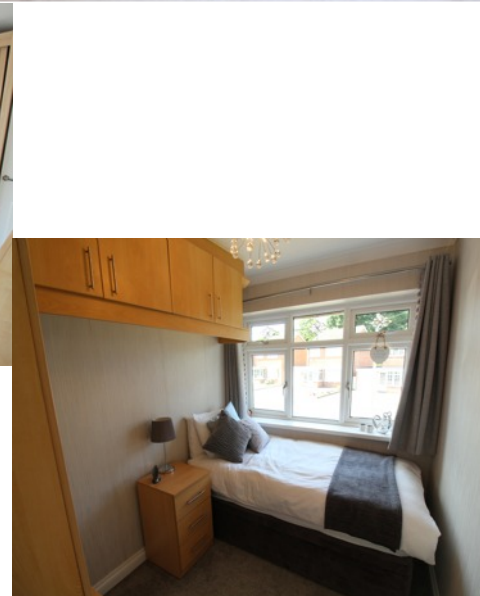
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Construction brick built, with part clad and tiled roof.

Council Tax Band C

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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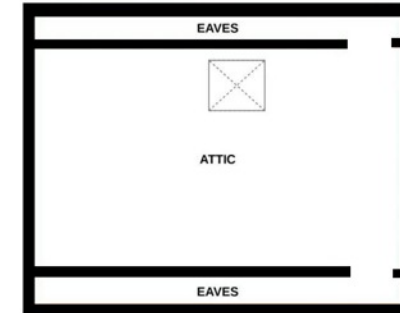
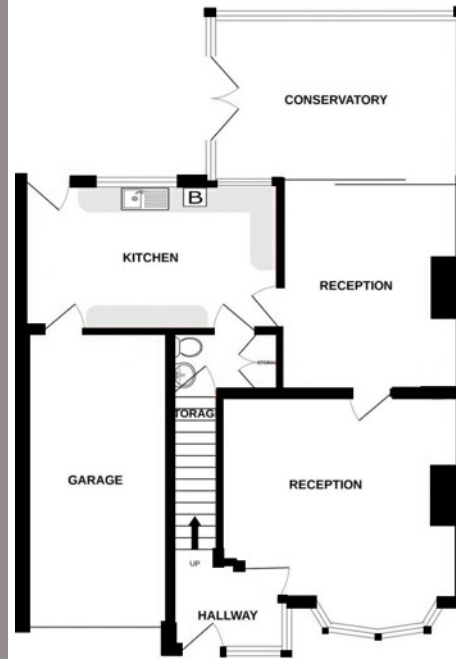
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Offices at:

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