



**46 Woodland Road, Halesowen, B62 8JT**

**Asking Price £325,000**

A spacious extended three bedroom DETACHED property with tandem double garage situated in a great location on Woodland Road.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, downstairs WC, kitchen, two large reception rooms, three bedrooms, bathroom and tandem double garage.

To the front of the property is a driveway providing off road parking for several vehicles and to the rear is a hard landscaped garden.

EPC: D // Council Tax Band: D

## The Property

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## Location

The property is situated in an excellent location on the outskirts of Halesowen and Rowley Regis. Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. Rowley Regis town centre is close by as is Rowley train station. The main bus terminal in Halesowen also offers operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

## Entrance Hall

With stairs rising to the first floor. Windows to the side and front.

## Downstairs WC

WC and window to the front.

## Kitchen 8'9" x 12'10" (2.69m x 3.92m)

A range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over and electric oven beneath. Space and plumbing for a washing machine and space for a fridge freezer. Door to the rear reception room and two windows to the side.

## Lounge 11'6" x 27'7" (3.52m x 8.41m)

Spacious lounge with bay window to the front and glass doors lead to the rear reception room.

## Rear Reception Room 14'4" x 16'7" (4.38m x 5.06m)

Glass doors leads from the lounge into the rear reception room with patio doors to the garden and double french doors to the side. Door leads into the kitchen.

## Landing

Doors to all first floor rooms and access to the loft space.

**Bedroom One 10'9" x 13'7" (3.28m x 4.15m)**  
Window to the rear and fitted wardrobes.

**Bedroom Two 8'5" x 13'11" (2.58m x 4.25m)**  
Bay window to the front. Fitted wardrobes.

**Bedroom Three 6'11" x 9'8" (2.13m x 2.95m)**  
Window to the rear.

## Bathroom 5'7" x 8'10" (1.72m x 2.70m)

A three piece suite comprises: panelled bath with shower over, low level WC, bidet and pedestal wash hand basin. Window to the side. Heated chrome towel rail.

## Tandem Double Garage 8'11" x 34'11" (2.73m x 10.65m)

A large tandem double garage with electric roll up door to the front, power and light. Four windows and a door to the side leading into the garden and two windows to the rear.

## Outside

**Front:** A block paved driveway providing off road parking.

**Rear:** A good size hard landscaped garden with slabbed patio seating area and gravelled area to the rear.

## Tenure

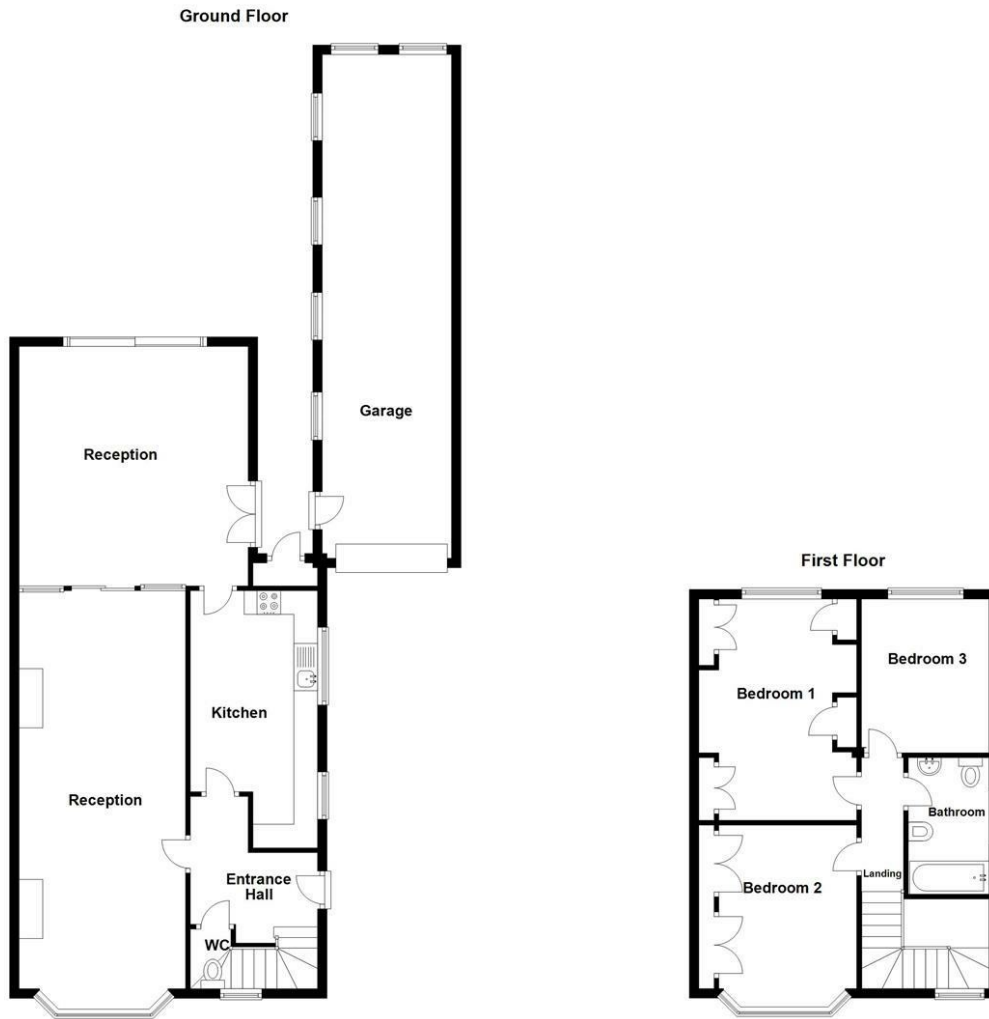
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

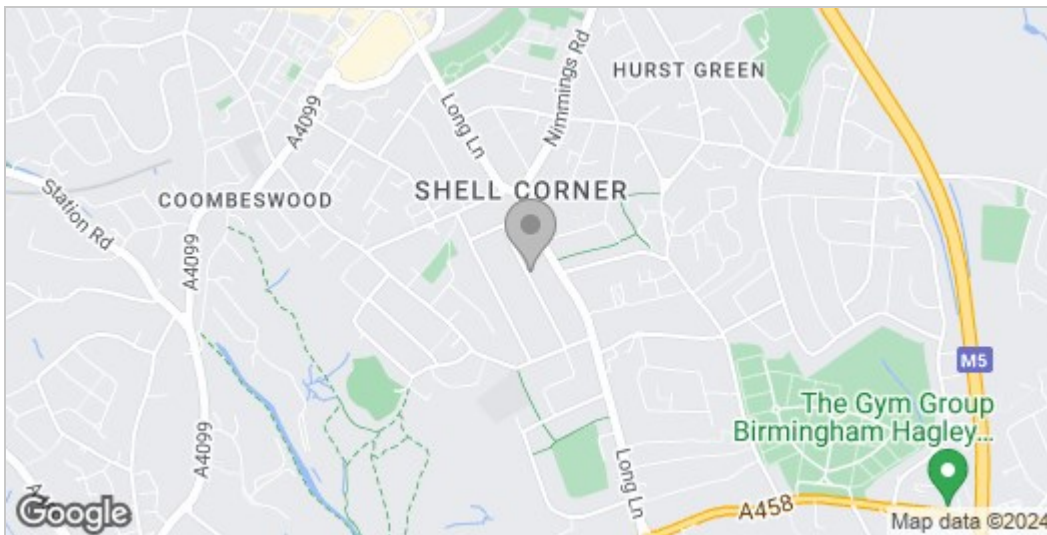
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning

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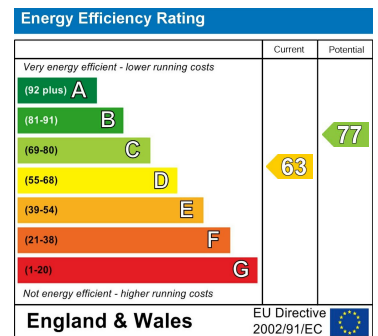
# Floor Plan



# Area Map



# Energy Efficiency Graph



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