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FIND YOUR HOME

11 Woodman Close
Halesowen,
West Midlands
B63 3EH

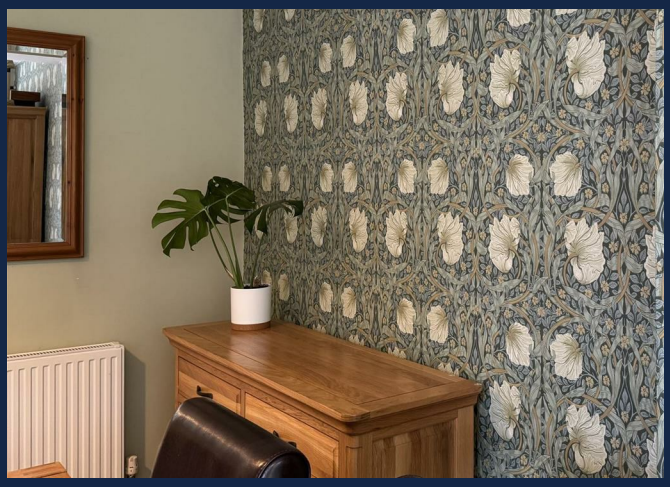
Offers In The Region Of £350,000

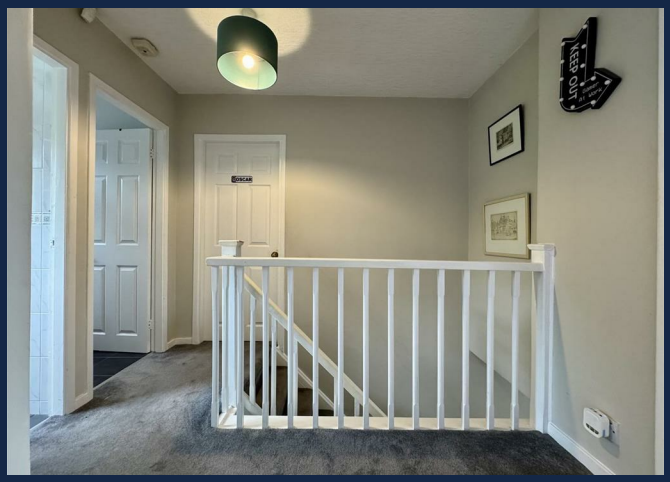
Situated on Woodman Close in Halesowen, this considerably extended semi detached property offers spacious and versatile accommodation, positioned within a desirable cul de sac location. With four well proportioned bedrooms, this property is an ideal choice for families seeking generous living space both inside and out.

The property itself offers a driveway to the front with access into the garage. Internally, there is an entrance porch and hall, providing access into the lounge and kitchen. The dining room is accessed from the lounge and benefits from doors opening directly onto the rear garden. The kitchen has been extended, providing excellent additional space along with internal access into the garage and utility area. Upstairs are four bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes and an en-suite bathroom. To the rear, the garden is particularly impressive, offering an excellent amount of space for entertaining and family use, with the added benefit of being unoverlooked from the rear.

Offering generous accommodation, a fantastic garden and a convenient cul de sac position, this property presents a wonderful opportunity for families looking to settle in Halesowen. An internal viewing is highly recommended to fully appreciate the space and potential on offer. JH 07/10/2026 V2

lets stay
home




KEEP OUT

Approach
Via a block paved driveway with lawn to the side, double glazed door into entrance porch.

Porch
Double glazed windows to front and side, double glazed obscured door and window into the entrance hall.

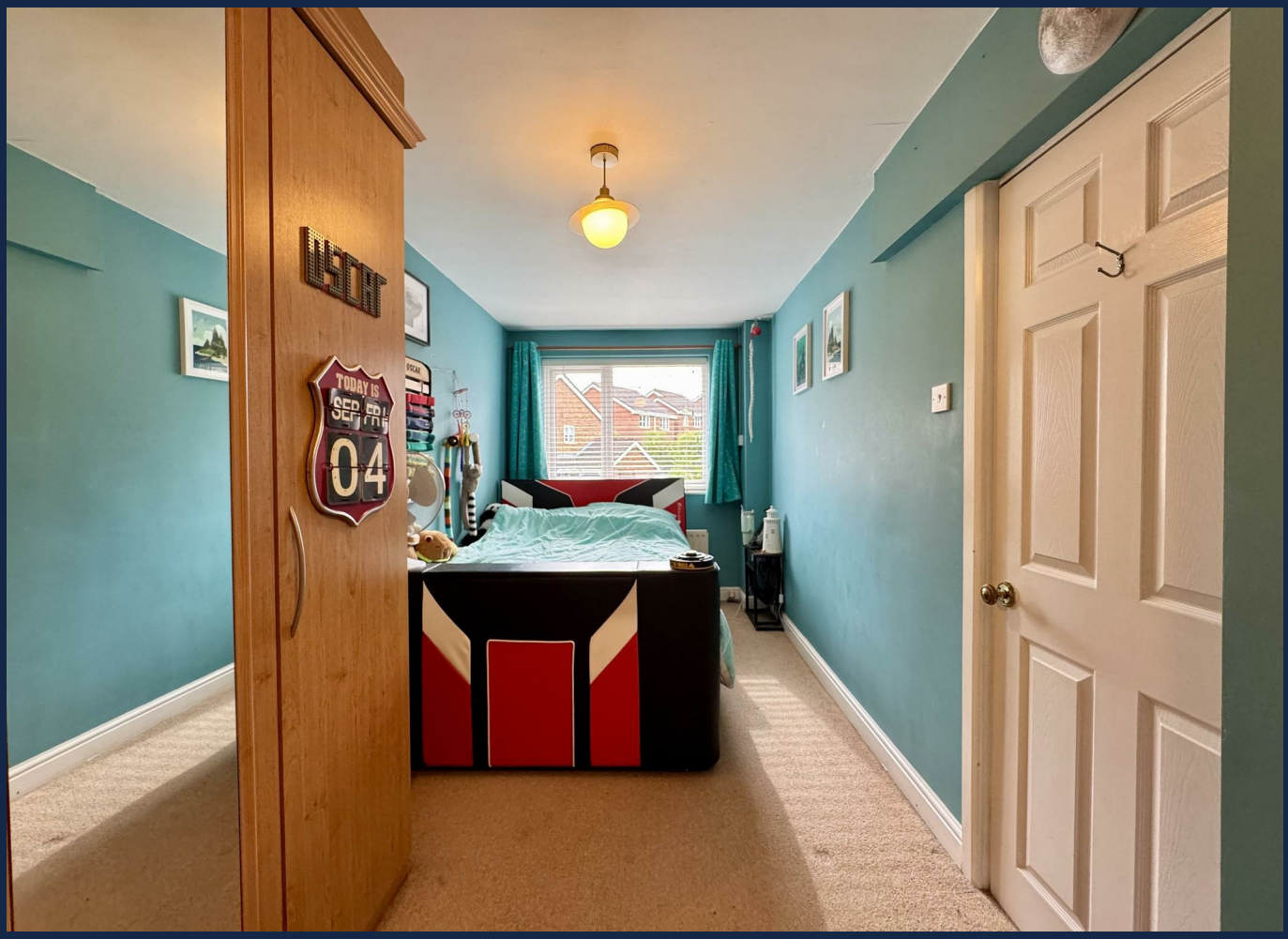
Entrance hall
Central heating radiator, stairs rising to first floor, door to under stairs storage, doors into kitchen and lounge.

Lounge 15'5" x 13'1" max 11'9" min (4.7 x 4.0 max 3.6 min)
Two double glazed windows to front, central heating radiator, coving to ceiling, door into dining room.

Dining room 10'2" min 11'1" max x 15'8" (3.1 min 3.4 max x 4.8)
Double glazed window to rear, double glazed door to the side with two double glazed side panels, two central heating radiators.

Kitchen 6'6" x 16'8" (2.0 x 5.1)
Double glazed window to the rear, central heating radiator, wooden wall and base units, roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, integrated dishwasher, space for fridge freezer, central heating boiler, under stairs store cupboard housing fuse box, access to garage and utility space.

OSCAR'S WAND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TODAY IS
04

Garage 7'2" x 17'0" (2.2 x 5.2)
Up and over garage door, access via inner hall with double glazed door to side, arch way and door to w.c.

Utility 6'2" x 9'2" (1.9 x 2.8)
Central heating radiator, double glazed window to side, space for washing machine and tumble dryer, base units with square top surface over, stainless steel sink with mixer tap, splashback tiling to walls.

Downstairs w.c.
Low level flush w.c. and vanity wash hand basin with mixer tap, half height tiling to walls.

First floor landing
Loft access with ladder, airing cupboard, doors to four bedrooms, shower room and separate w.c.

Bedroom one 16'8" x 7'2" (5.1 x 2.2)
Double glazed window to front, central heating radiator, fitted wardrobes, loft access and door into the en-suite

En-suite
Double glazed obscured window to rear, vertical central heating towel rail, corner shower with monsoon head over, vanity set including low level flush w.c. and wash hand basin with mixer tap.

Separate w.c.
Double glazed obscured window to rear, low level flush w.c.

Shower room
Double glazed obscured window to rear, central heating towel rail, pedestal wash hand basin, electric shower.

Bedroom two 10'9" x 11'5" (3.3 x 3.5)
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 11'9" x 11'9" (3.6 x 3.6)
Double glazed window to front, central heating radiator, coving to ceiling.

GROUND FLOOR
1ST FLOOR
UTILITY ROOM
1.9 X 2.8
WC
RECEPTION ROOM
3.1 MIN 3.4 MAX X 4.8
KITCHEN
2.0 X 5.1
STORE
STORE
GARAGE
2.2 X 5.2
RECEPTION ROOM
4.7 X 4.0 MAX 3.6 MIN
RECEPTION HALL
UP
PORCH
ENSUITE
BATHROOM
WC
BEDROOM
3.3 X 3.5
STORE
LANDING
DN
BEDROOM
5.1 X 2.2
BEDROOM
3.6 X 3.6
BEDROOM
2.4 X 2.7
WOODMAN CLOSE, BN3 3EH
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom four 7'10" x 8'10" (2.4 x 2.7)
Double glazed window to front, central heating radiator.

Rear garden
Slabbed patio area with slabbed steps down to the lawn which is bordered with a variety of shrubs, raised decked patio area with rockery beds to the rear and shed, outdoor electric point and tap.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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