

for sale

offers in the region of **£275,000**



Woodbury Road Halesowen B62 9AG

A link-detached family home on a popular estate close to shops, schools and transport links to Birmingham, offered for sale with NO UPWARD CHAIN. Briefly comprising: porch, hallway, open-plan lounge/dining room, kitchen, downstairs w.c, three bedrooms, bathroom, rear garden, garage and driveway. Viewing recommended.

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Approach

The property has driveway to the front with up and over door to garage, low maintenance frontage and double glazed door opens to porch

Porch

Double glazed windows to front and side elevation, further door opens to hallway, wood effect flooring

Hallway

Stairs to first floor accommodation, coving to ceiling, door to kitchen and lounge

Open Plan Lounge/Dining Room

Double glazed bow window to front elevation, warm air heating vents, double glazed window to rear elevation, door to kitchen

Kitchen

Fitted with a range of wall and base units, double glazed bow window to rear elevation, plumbing for washing machine, tiling to walls, one and half bowl sink and drainer with a mixer tap, space for a cooker, cupboard housing gas warm air heating unit, door to lobby

Lobby

Door to garage and downstairs w.c, double glazed patio door to rear elevation

Downstairs W.C

Low level W.C and tiling to walls

First Floor Landing

Access to loft space, double glazed obscured window to side elevation, cupboard housing shelves and water heater, doors leading to:



Bedroom One

Fitted wardrobes, double glazed window to front elevation, coving to ceiling, warm air heating vent

Bedroom Two

Double glazed window to rear elevation, warm air heating vent, range of wardrobes

Bedroom Three

Double glazed window to front elevation, fitted wardrobe, coving to ceiling.

Agents note: stair bulkhead reduces some floor area

Bathroom

Comprising bath with shower over, double glazed obscured window to rear elevation, wash hand basin, low level w.c, warm air heating vent, tiling to walls

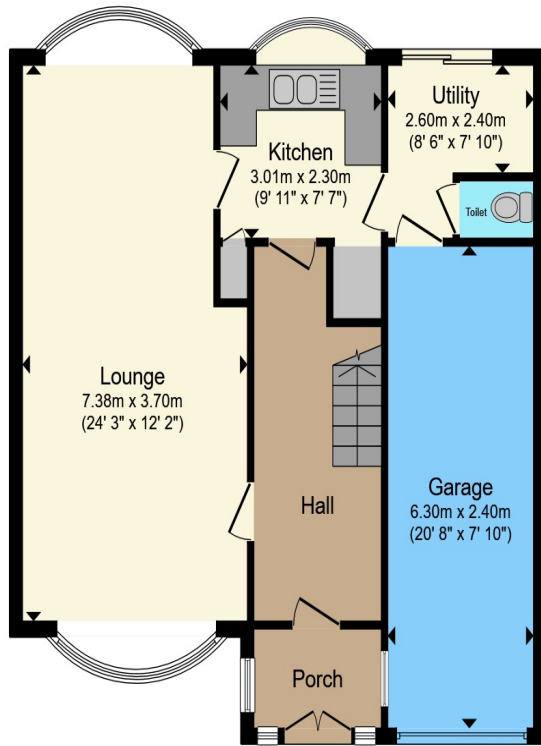
Rear Garden

A pleasant low maintenance rear garden perfect for entertaining, fencing to borders, garden room with UVPC windows and doors, timber shed

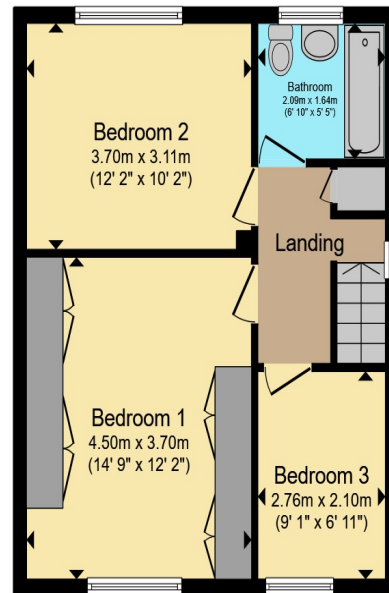
Garage

Electric door to front, gas and electric meter and fuseboard, power and lighting, door to lobby





Ground Floor



First Floor

Total floor area 112.8 m² (1,214 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: HSW316622 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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