



Woodland Road, Halesowen

£365,000

Features:

- Extended detached house
- Three bedrooms
- Lounge and dining room
- Open plan kitchen
- Bathroom and downstairs wet room
- Well maintained rear garden
- 3/4 car driveway
- EPC - E

Description:

This extended three bedroom detached house on the wonderful Woodland Road, which has been finished to a high standard throughout. The property in brief: Porch, entrance hall with cloak room leading to the lounge which has a bay window and a fireplace. Through to the dining room which is extremely generous in size and lies open to the kitchen/sitting room. The kitchen has space for a range cooker and a wine fridge, and benefits from an integrated fridge/freezer, extractor hood, microwave and additional wine racks. There are also two skylights allowing for plenty of natural light, and energy efficient spotlights. The sitting room area has a real log burner, bi-folding doors to the rear decking and integrated speakers in the vaulted ceiling, making an excellent entertaining space for guests. Leading on from the dining room is a utility which offers space for a washing machine and a tumble dryer, as well as having a sink and plenty of cupboard storage. Lying opposite is the study which could also be used as a fourth bedroom. There is also a downstairs shower room which runs from the Valliant boiler. Upstairs: Bedroom one has a bay window and dual aspect windows, as well as integrated wardrobes. The double bedroom two sits to the rear of the property and also benefits from dual aspect windows. There is also a further well-sized bedroom three which has a built in wardrobe. The family bathroom has a corner bath with electric shower. Further benefits of this property include: Satellite ports in most rooms, including all bedrooms, completely rewired and re-plastered throughout and a new pitched roof on the garage and the wrap-around extension. There is also CCTV to the property. Outside: The rear garden has been well maintained, and benefits from a carbon composite decking area with a double brick retaining wall. The decking area also has space and wiring set up for a jacuzzi. Leading on is a patio area ideal for garden furniture, a lawn for children to play, as well as space for a shed and a wood store for the log burner. The garden also benefits from an outside water tap. To the front is a block-paved driveway for 3-4 cars, and a garage with electrics. This property is ideal for families due to its close proximity to local schooling of all ages, including Hurst Green and Olive Hill Primary Schools. For commuters, Rowley Regis train station is nearby offering routes to Birmingham and Worcester, as well as road links to Birmingham and the M5. There are a range of shops and amenities, including supermarkets, accessible in Halesowen town centre.



Details:

Porch

Entrance Hall

Lounge

14' 8" into bay x 11' 9" (4.47m x 3.58m)

Diner

11' 9" x 16' 3" (3.58m x 4.95m)

Kitchen/Sitting Room

13' 5" x 23' 1" (4.09m x 7.03m)

Study/Bedroom Four

15' 3" x 8' 8" (4.64m x 2.64m)

Utility

9' 1" x 6' 3" (2.77m x 1.90m)

Shower Room

7' 7" max x 6' 3" max (2.31m x 1.90m)

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

Bedroom One

14' 8" x 11' 9" (4.47m x 3.58m)

Bedroom Two

11' 9" x 11' 9" (3.58m x 3.58m)

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



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GROUND FLOOR
1166 sq. ft. (108.4 sq.m.) approx.

1ST FLOOR
456 sq. ft. (42.4 sq.m.) approx.

Whilst 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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