



humberstones
homes

118 WOODBURY ROAD, HALESOWEN, WEST MIDLANDS, B62 9AQ
£240,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Woodbury Road, where the property is situated a distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious, improved and well presented 2 bedroomed detached bungalow, set within this popular neighbourhood, set back behind a drive providing off road parking for several vehicles and briefly comprising the following accommodation :- Porch, Entrance hall, spacious lounge, re-fitted kitchen (with integral oven/hob), conservatory, 2 double bedrooms and re-fitted shower room. Outside is a garage and pleasant rear garden. DG & GCH. EPC rating D.

Porch

Double glazed front door leads through to :-

Entrance Hall

Radiator, and doors off to :-

Lounge 17' 7" x 11' 4" (5.36m x 3.45m)

Radiator, double glazed sliding patio door through to the Conservatory, and further door leads to :-

Fitted Kitchen 9' 5" x 7' 4" (max) (2.87m x 2.23m)

Double glazed window through to the Conservatory, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge and freezer. Complimentary tiling to the walls and door to :-

Conservatory 19' 4" x 7' 6" (5.89m x 2.28m)

Double glazed windows to the rear garden, and double glazed double opening doors onto the garden.

Bedroom One 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed bow window to the front. Radiator.



Bedroom Two (L-shaped) 9' 10" (to back of wardrobe) x 9' 6" (max) (2.99m x 2.89m)

Double glazed window to the front, radiator, and fitted wardrobe with sliding door, hanging rail, shelving and storage.

Re-Fitted Shower Room 6' 6" x 5' 6" (1.98m x 1.68m)

Double glazed window to the side, radiator, low level flush wc, wash handbasin, and shower cubicle with screened door, shower, and complimentary tiling to the walls. Doorway from the shower room leads to :- USEFUL WALK IN STORE housing the central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation :-

Garage 17' 1" x 11' 1" (5.20m x 3.38m)

Electric roller shutter door, base and wall units, pedestrian door to the rear garden.

Rear Garden

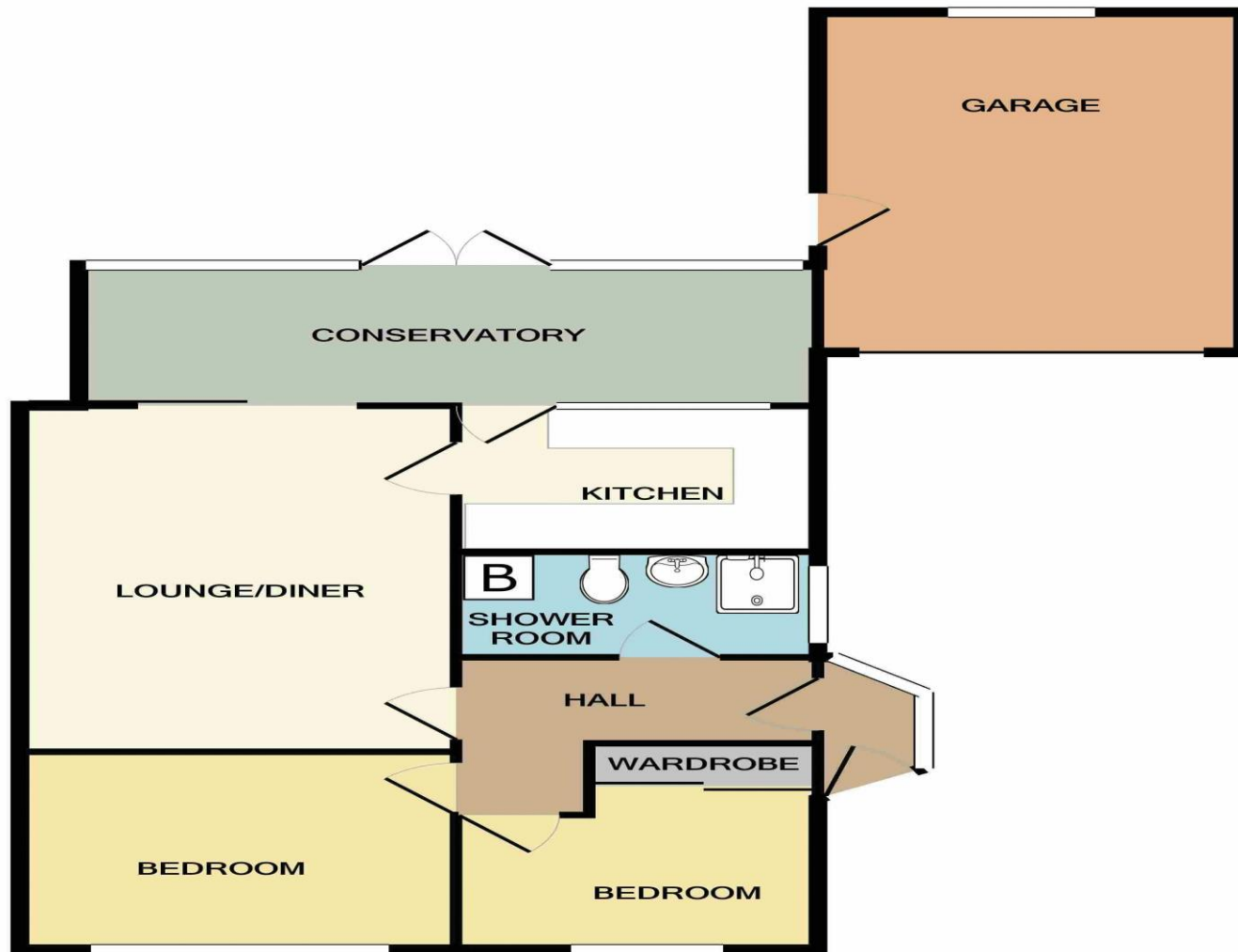
Pleasant rear garden with patio, lawn area, and pathway

Property related services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

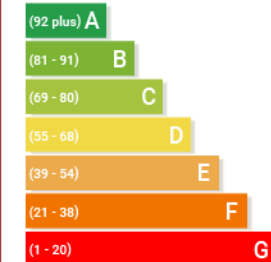


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Rating

Most energy efficient - lower running costs



CURRENT POTENTIAL

86

68

Not energy efficient - higher running costs



