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homes

161 WOODBURY ROAD, HALESOWEN, WEST MIDLANDS, B62 9AQ
£260,000





LOCATION

The property occupies a pleasant position within this popular, sought after part of Halesowen and is handy for shopping facilities and amenities (including large Asda store), cinema and gym, whilst bus routes provide direct access into Birmingham City Centre. M5 Motorway (J2 and J3) are a short distance away enabling commuting to the surrounding areas. The property can be located turning off Hagley Road West into Woodbury Road and is then situated a distance along on the right hand side just past Elmdale.

DESCRIPTION

This is a good sized and well presented 3 bedroom link detached family home occupying a pleasant position within this popular location, set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a Porch, entrance hall, spacious through lounge/dining area, and fitted kitchen (with oven/hob). First floor provides 3 bedrooms and bathroom. Outside is a garage and pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

Porch

Sliding door leads through to :-

Entrance Hall

Staircase rising to the First Floor, understair recess, radiator, built in storage cupboard and doors off to :-

Through Lounge/Dining Area 22' 11"(max overall) x 11' 5"(max) (6.98m x 3.48m)

Double glazed window to the front, radiator, brick fireplace and hearth, dining area with radiator, double glazed sliding patio door onto the rear garden. Door leads to :-

Fitted Kitchen 18' 0" x 7' 10" (5.48m x 2.39m)

Double glazed window to the rear with pleasant outlook over rear garden, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge, complimentary tiling to the walls, return door to the hall, door to the Garage and double glazed sliding patio door onto the rear garden.

First Floor Landing

Double glazed window to the side, loft access, built in storage cupboard housing the central heating boiler and doors off to all First Floor Accommodation.

Bedroom One 12' 4" x 10' 8" (3.76m x 3.25m)

Double glazed window to the front and radiator.

Bedroom Two 10' 8"(max) x 10' 2"(max) (3.25m x 3.10m)

Double glazed window to the front. Radiator.

Bedroom Three 9' 0"(max) x 6' 8"(max) (2.74m x 2.03m)

Double glazed window to the front and radiator.

Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)

Double glazed window to the rear, radiator and suite comprising :- Bath with shower over, wash handbasin, wc, and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 19' 10" x 8' 0" (6.04m x 2.44m)

Roller shutter door to front and door to the Kitchen.

Rear Garden

Pleasant rear garden with patio, lawn area and shrub border.

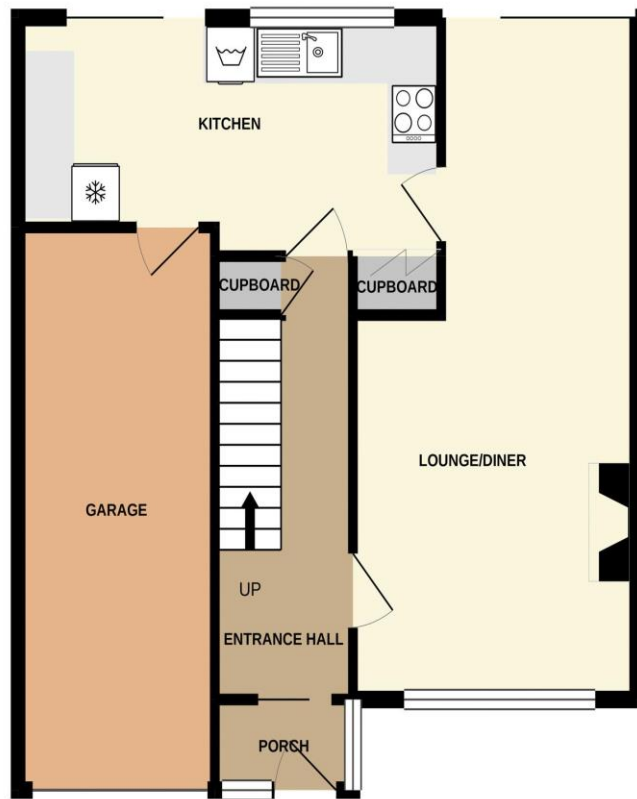
Tenure

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.

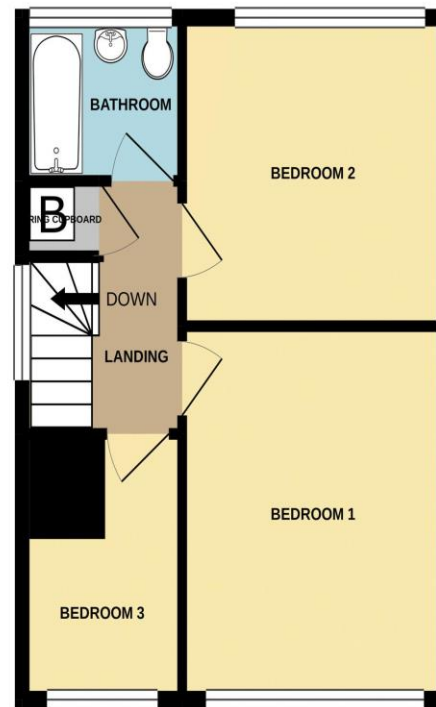
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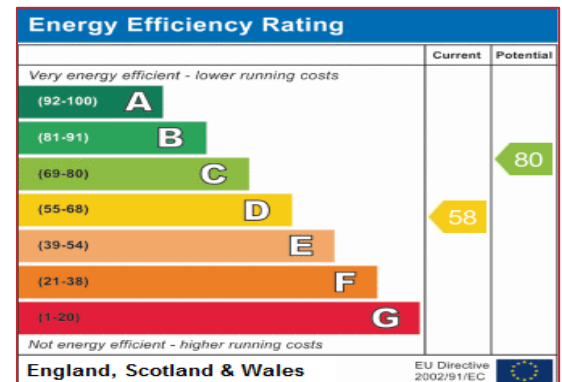
GROUND FLOOR



1ST FLOOR



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Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



