



**humberstones**  
homes

107 WOODBURY ROAD, HALESOWEN, WEST MIDLANDS, B62 9AW  
**£230,000**







### LOCATION

Occupying a pleasant position within this popular neighbourhood, the property is handy for local shopping facilities, amenities, schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre, M5 Motorway (J2) and further to the surrounding areas. The property can be located turning off Hagley Road West into Woodbury Road and is situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Situated within a popular location, this is a spacious and well planned link detached family home which provides well proportioned living accommodation throughout, as well as offering off road parking and garage. The accommodation briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, kitchen, and small utility with downstairs wc off. First floor provides 3 generous bedrooms and bathroom. Outside is a rear garden. Double glazed and gas radiator heating. EPC rating tbc.

### Porch

Front door leads through to :-

### Entrance Hall

Radiator, staircase rising to the first floor, understairs recess, and doors off to :-

### Lounge/Dining Area

Comprising :-

### Lounge Area 14' 7" x 12' 5" (max) (4.44m x 3.78m)

Double glazed bow window to the front, radiator, fire surround and opening through to :-

### Dining Area 9' 0" x 8' 11" (2.74m x 2.72m)

Radiator, double glazed sliding patio door to the rear garden.

### Kitchen 10' 6" (max) x 9' 11" (max) (3.20m x 3.02m)

Double glazed window to the rear, base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, display cabinet, complimentary tiling to the walls, and door leads to :-

### Utility Area

Wall cupboard, single drainer sink with cupboard below, radiator, door to the rear garden, door to the Garage and further door to :-

### Downstairs WC

Double glazed window to the rear, wc and complimentary tiling to the walls.



### First Floor Landing

Double glazed window to the side, loft access and built in storage cupboard housing the central heating boiler.

### Bedroom One 13' 7" (to back of wardrobe) x 11' 8" (to back of wardrobe) (4.14m x 3.55m)

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

### Bedroom Two 12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed window to the rear, and radiator.

### Bedroom Three 9' 6" (max) x 7' 5" (max) (2.89m x 2.26m)

Double glazed window to the front, radiator, and fitted wardrobe/store.

### Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and tiling to the walls.

### Outside

### Front

Lawned foregarden, and drive providing off road parking, leading to the accommodation.

### Rear Garden

Patio and lawn area.

### 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.



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

**Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – [sales@humberstoneshomes.co.uk](mailto:sales@humberstoneshomes.co.uk)**





