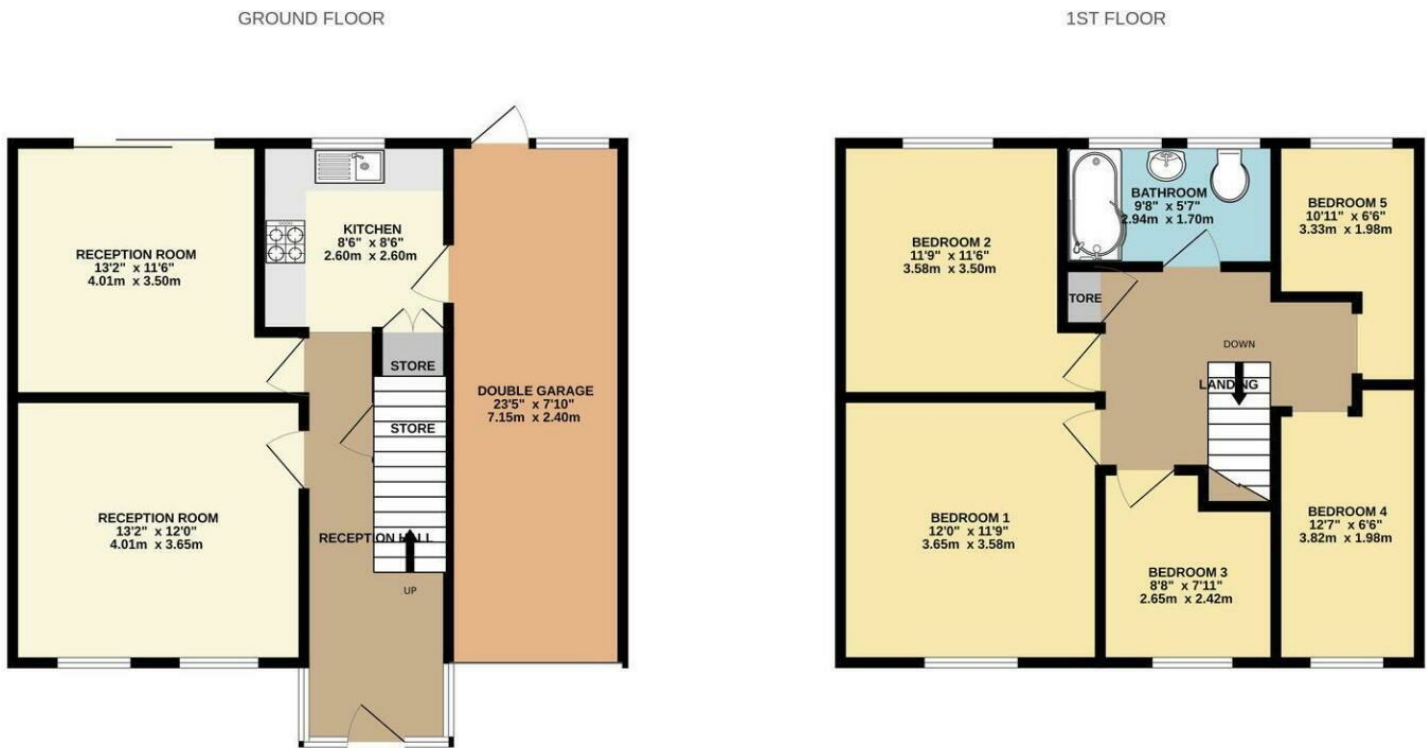


7 Woodman Close, Halesowen, B63 3EH



7 Woodman Close, Halesowen



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

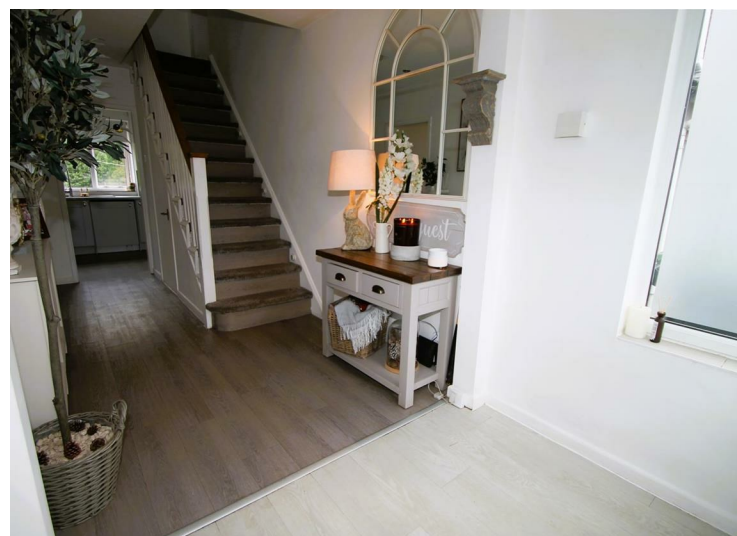
 <https://www.hickshadley.com>

****SUPERB FOR UPSIZERS****

Superbly presented, modern, extended five bedroom semi-detached property in this most popular and convenient of cul-de-sac locations for Halesowen town centre, motorway links, schools and all local amenities. The property briefly comprises: large entrance hall, spacious lounge, separate dining room, refitted kitchen, five generously sized bedrooms and refitted bathroom to first floor. The property further benefits from: driveway, tandem garage, impressive garden, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED.** EPC: D

Offers In The Region Of £350,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, under stairs storage cupboard, spotlights, obscured double glazing to side and front elevations, stairs to first floor and doors into:

Spacious Lounge 13'1 x 11'10 (3.99m x 3.61m)

With central heating radiator, spotlights and two double glazed windows to front elevation.

Separate Dining Room 13' x 11'5 (3.96m x 3.48m)

With central heating radiator and double glazed patio doors to rear elevation.

Refitted Kitchen 8'5 x 8' (2.57m x 2.44m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, gas hob, extractor chimney over, plumbing for automatic washing machine, space for further appliance, spotlights, storage cupboard, wall mounted Worcester boiler and door into garage.

Landing

With loft hatch, storage cupboard and doors into:

Bedroom One 11'10 x 11'8 (3.61m x 3.56m)

With central heating radiator and double glazed window to front elevation.

Bedroom Two 11'8 x 11'5 (max) (3.56m x 3.48m (max))

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'9 x 8'1 (max) (2.67m x 2.46m (max))

With central heating radiator and double glazed window to front elevation.

Bedroom Four 11'4 x 6'5 (3.45m x 1.96m)

With central heating radiator and double glazed window to front elevation.

Bedroom Five/Study 10'1 x 6'5 (max) (3.07m x 1.96m (max))

With central heating radiator and double glazed window to rear elevation.

Refitted Bathroom 8'9 x 5'5 (2.67m x 1.65m)

Having suite to include: 'P' shaped bath, wall mounted shower over, shower screen, vanity wash hand basin, heated towel rail, ceramic tiling and two obscured double glazed windows to rear elevation.



Tandem Garage 23'2 x 7'3 (max) (7.06m x 2.21m (max))

With space for fridge freezer, double glazed window to rear elevation and obscured double glazed door to rear elevation.

Outside

Front: With driveway to the right hand side, path to front door and adjacent lawn with feature tree.

Rear: With fenced patio area and steps down to large lawn with decorative border detail and pond area to the rear behind a low level wall.

Agents Note

Vendor has a relationship to an employee of Hicks



Hadley.

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: C

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) EPC:D

