

50 Woodbury Road, Halesowen, West Midlands, B62 9AW



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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## 50 Woodbury Road, Halesowen



**Hicks Hadley**

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B63 4PU

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<https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\***

A fantastic three bedroom detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, open plan lounge/diner, spacious kitchen, separate utility, downstairs wc, three generously sized bedrooms and modern shower room to first floor. The property further benefits from: private rear garden, block paved driveway, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. EPC:TBA

**Asking Price £387,000 - Freehold**

**Hicks Hadley**



**Porch**

With double glazing to front and side elevation and door into:

**Entrance Hall**

With central heating radiator, stairs to first floor and doors into:

**Open Plan Living Area 24'1 x 12'5 (max) (7.34m x 3.78m (max))**

To include:

**Spacious Lounge 13'4 x 12'5 (4.06m x 3.78m)**

With feature fireplace, electric fire, central heating radiator, double glazed bow window to front elevation and open access into:

**Dining Room 10'6 x 9'1 (3.20m x 2.77m)**

With central heating radiator and double glazing to rear elevation.

**Fitted Kitchen 10'3 x 9'8 (3.12m x 2.95m)**

Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, serving hatch, central heating radiator, ceramic tiling, double glazed window to rear elevation and obscured door into:

**Utility Room 11'6 x 8'1 (max) (3.51m x 2.46m (max))**

Having wall and base unit with worktop over, plumbing for automatic washing machine, plumbing for dishwasher, space for further appliance, ceramic tiling, door into garage, obscured double glazed door into garden and door into:

**Downstairs WC**

With low flush wc, wall mounted wash hand basin, ceramic tiling and obscured double glazed window to rear elevation.

**Landing**

With loft hatch, storage cupboard with wall mounted Worcester boiler, obscured double glazed window to side elevation and doors into:

**Bedroom One 13'6 x 10'1 (4.11m x 3.07m)**

With central heating radiator, built in wardrobes and double glazed window to front elevation.

**Bedroom Two 12'1 x 10'1 (3.68m x 3.07m)**

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

**Bedroom Three 9'2 x 7'4 (2.79m x 2.24m)**

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



**Shower Room 6'8 x 5'5 (2.03m x 1.65m)**

With walk in shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, ceramic tiling and obscure double glazed window to rear elevation.

**Outside**

Front: With lawn and adjacent block paved driveway leading to garage entrance and front door.

Rear: With patio area, left hand pathway with lawn on either side and mature border shrubbery.

**Garage 17'3 x 8'4 (5.26m x 2.54m)**

With up and over door and access door into utility.

**Agents Note**



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

Tenure information: FREEHOLD

COUNCIL TAX BAND: D

