



197 Woodbury Road
Halesowen, B62 9AG

Taylor's



An EXTENDED and BEAUTIFULLY PRESENTED Three/Four bedroom link detached family home. Situated on this POPULAR Road convenient for local amenities including Catchment for good Local Schools and transport links, having double glazing, gas central heating, Under floor heating and NO UPWARD CHAIN, Comprising; Porch, Hall, Kitchen diner, Ground floor shower room, Living room, Further reception room/Bedroom Four, Conservatory with Jacuzzi, First floor landing, Three bedrooms and Bathroom. Outside with Tarmacadam drive allowing for off road parking, Rear garden and Large Rear office. EPC C

Entrance Porch
With a double glazed doors and double glazed windows.

Hall
15' 10" max x 6' 6" max (4.82m x 1.98m)
Having Oak banister with fitted glass, Radiator and Stairs to First floor.

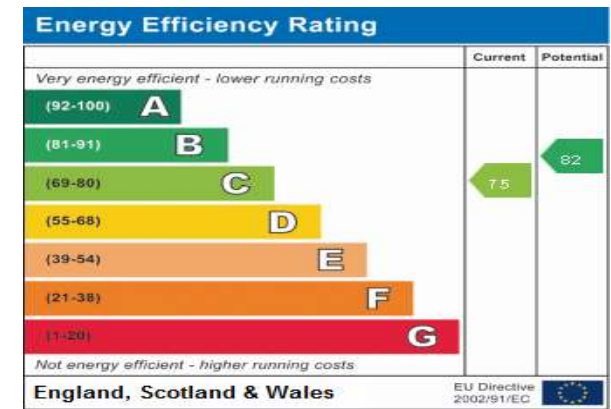
Kitchen diner
27' 6" x 20' 4" (8.38m x 6.19m)
An Avanti style kitchen with a range of integral appliances and tiled floor having majority under floor heating. Modern and Large with Velux windows allowing for Natural light. Corian work tops with five ring gas hob and one and half bowl sink. Double glazed French doors to rear garden and Double glazed french doors to Conservatory.

Shower Room
7' 7" x 6' 8" (2.31m x 2.03m)
With a corner shower cubicle, Vanity unit with w/c, washbasin and a range of units.

Avanti fitted bathroom with wall boards. Tiled flooring with a L-shaped bath with shower over and Mixer tap. A Vanity unit including w.c and hand basin.

Enclosed Rear Garden
With Decking and steps leading to further decked area.

Rear office
17' 6" max x 15' 4" max (5.33m x 4.67m)
Fully Insulated Cabin/Home Office to Garden with Electric & Broadband





Conservatory
10' 5" x 9' 2" (3.17m x 2.79m)
With Jacuzzi hot tub, Tiled flooring and double glazed through out.

Living Room
21' 7" x 12' 5" (6.57m x 3.78m)
A good size living room with a double glazed bay window, radiator and feature fire place.

Further reception room/Bedroom Four
14' 5" x 7' 11" (4.39m x 2.41m)
With a double glazed window and Radiator.

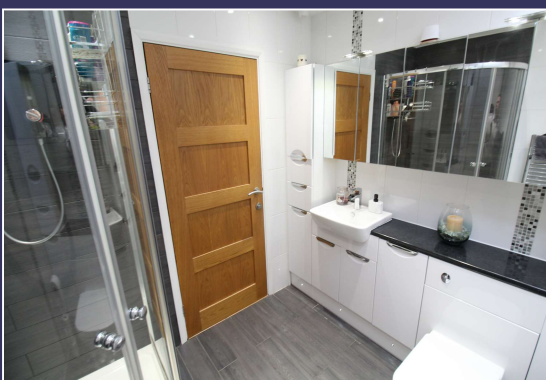
First Floor Landing
With a double glazed window and Store cupboard.

Bedroom One
14' 2" x 12' 4" (4.31m x 3.76m)
With a Range of Avanti fitted furniture, laminate flooring, radiator and double glazed window.

Bedroom Two
12' 1" x 10' 0" (3.68m x 3.05m)
With radiator and double glazed window.

Bedroom Three
9' 3" x 9' 2" (2.82m x 2.79m)
With a range of fitted furniture, radiator and double glazed window.

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



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GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **HALESOWEN OFFICE (0121) 550 3978**

DIRECTIONS: B62 9AG

CONSUMER PROTECTION REGULATIONS 2008

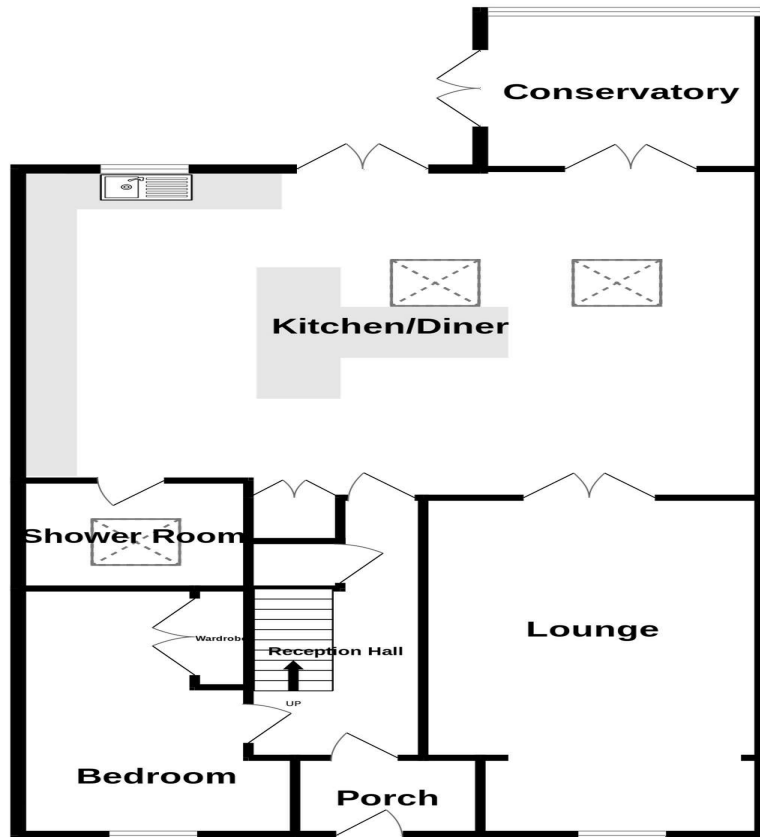
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other 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 Taylors branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

MISREPRESENTATION ACT 1967

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1st Floor

