



49 WOODBOURNE ROAD
B67 5LZ

Taylors

49 WOODBOURNE ROAD SMETHWICK

*A SUPERB TRADITIONAL SEMI DE-
TACHED HOME in this sought after
established road.*

Front garden
With block paved drive
Double glazed Porch
With tiled floor and ceiling lighting
Hall
Stairs off
Dining Room
13' 5" into bay x 12' 0" (4.09m x 3.65m)
Having front deep double glazed bay window, lovely fireplace with gas fire
Lounge
15' 4" into bay x 11' 0" (4.67m x 3.35m)
Having walk in bay with double glazed double doors to the garden, attractive
fireplace with gas fire.
Fitted kitchen
9' 9" x 6' 10" (2.97m x 2.08m)
Having an attractive range of units with integral oven and hob, one and a half
bowl sink, integral fridge and freezer, good range of matching wall cupboards
with under lighting, Pantry
Utility
10' 5" max x 6' 9" (3.17m x 2.06m)
having recess for washer, floor and wall cupboards, double glazed door to the
garden
Cloakroom
With WC and handbasin
Office/Gym
8' 1" x 6' 9" (2.46m x 2.06m)
With wall mirror
Store
First Floor Landing
Having access to loft with ladder
Bedroom 1
14' 10" into bay x 9' 0" plus wardrobes (4.52m x 2.74m)
Having full length range of fitted furniture with over lighting,
Bedroom 2
11' 11" x 9' 0" plus wardrobes (3.63m x 2.74m)
Having full length range of fitted furniture with over lighting, desk unit with
drawers
Bedroom 3
7' 7" x 7' 1" (2.31m x 2.16m)
Family Bathroom
7' 0" x 6' 5" (2.13m x 1.95m)
With corner bath having mixer tap with shower attachment, separate shower
cubicle, WC and handbasin with cupboards beneath, tiling to walls
Rear Garden
A good size and having large patio, tap, lawn, and rear decked area. Two
sheds



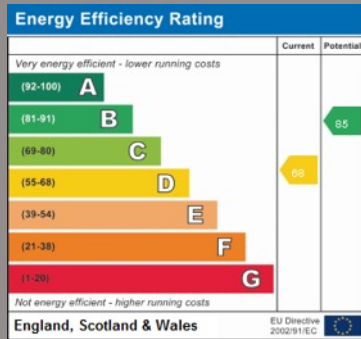
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A SUPERB TRADITIONAL SEMI DETACHED HOME in this sought after established road. Standing slightly elevated and having a **LOVELY REAR GARDEN**. With gas central heating, PVC double glazing **INTERNAL INSPECTION ESSENTIAL** - Porch, Hall, Front Dining Room with feature fireplace, Rear Lounge. Attractive Kitchen with integral appliances, Utility, Cloakroom with WC, Office/Gym, Store, Three bedrooms- two with fitted furniture, Super Bathroom with separate shower cubicle. Council Tax band D, EPC- . All main services connected. Broadband/mobile phone coverage://checker.ofcom.org.uk/en-gb/broadband-coverage.
Construction - traditional rendered with pitched slated/tiled roof

MISREPRESENTATION ACT 1967

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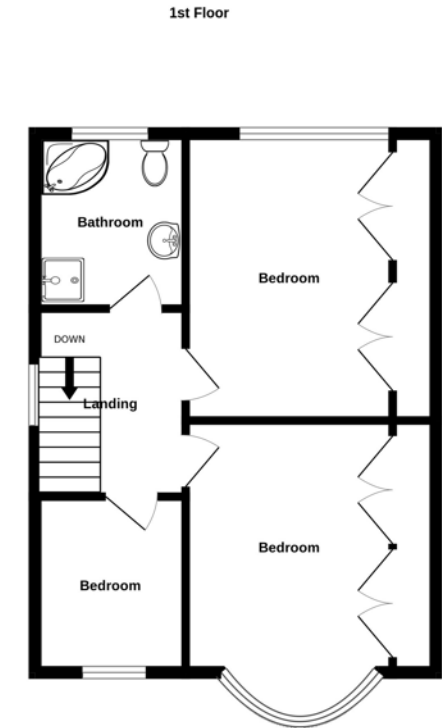
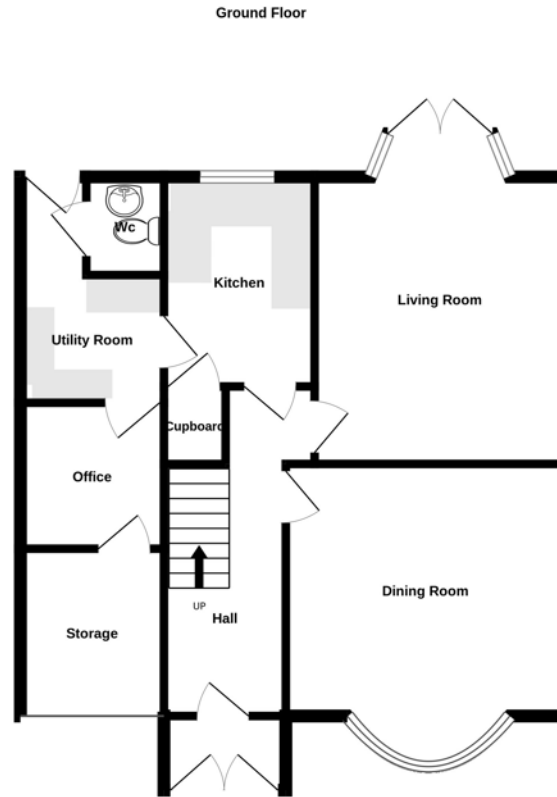
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Offices at:

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