



**15 Woodridge Road**  
**Halesowen, B63 3SA**

**Asking Price £295,000**



## The Property

OFFERED FOR SALE WITH NO UPWARD CHAIN

A fantastic opportunity to purchase this beautifully presented Two Bedroom semi-detached BUNGALOW with garage situated in a great location in Halesowen.

This lovely home has warm air central heating, double glazing and briefly comprises: entrance hall, lovely spacious lounge, excellent kitchen dining room, two good size bedrooms, shower room and garage.

To the front is a block paved driveway with side gated access leading to the rear garden and garage. To the rear is a low maintenance garden with paved patio seating area and planted borders with attractive gravelled area. EPC: D // Council Tax Band: C  
NO CHAIN

## Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education. The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

## Approach

To the front of the property is a block paved driveway providing off road parking with further block paved drive and gated access leading to the garage and rear of the property.

## Entrance Hall

Door from the side of the property leads into the entrance hall. Access to loft space which is part boarded with ladder access.

## Lounge

Spacious light and airy lounge with feature gas fire and wooden surround. Window to the front and double doors leading to the kitchen diner.

## Kitchen Dining Room

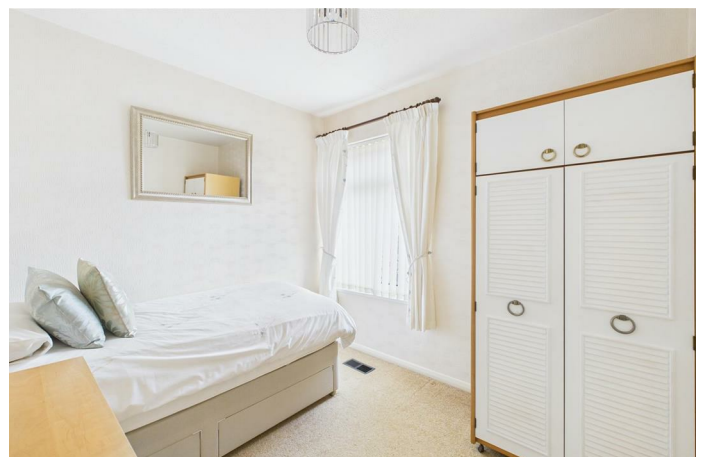
A beautifully appointed kitchen featuring a range of eye and low level units with wood style worktops incorporating: stainless steel sink and drainer and stand alone cooker. Space and plumbing for a washing machine. Space for fridge freezer. Door to the side leads to the rear garden. Open through dining area with a range of storage cupboards including warm air heating boiler. Laminate flooring to the kitchen area.

## Bedroom One

Window to the rear. Fitted wardrobes.

## Bedroom Two

Window to the front.





### Shower Room

A three piece suite comprising: shower cubicle, vanity unit wash hand basin and low level WC. Fully tiled walls and tiled floor. Window to the side.

### Garage

Spacious garage with electric up and over door to the front. Power and light. Wash hand basin. A useful store is situated to the side of the garage with door to the front.

### Rear Garden

A lovely low maintenance rear garden featuring a paved patio seating area and planted and gravelled borders. Outside Tap. Block paved driveway comes up from the front of the property with gated access leading to the garage.

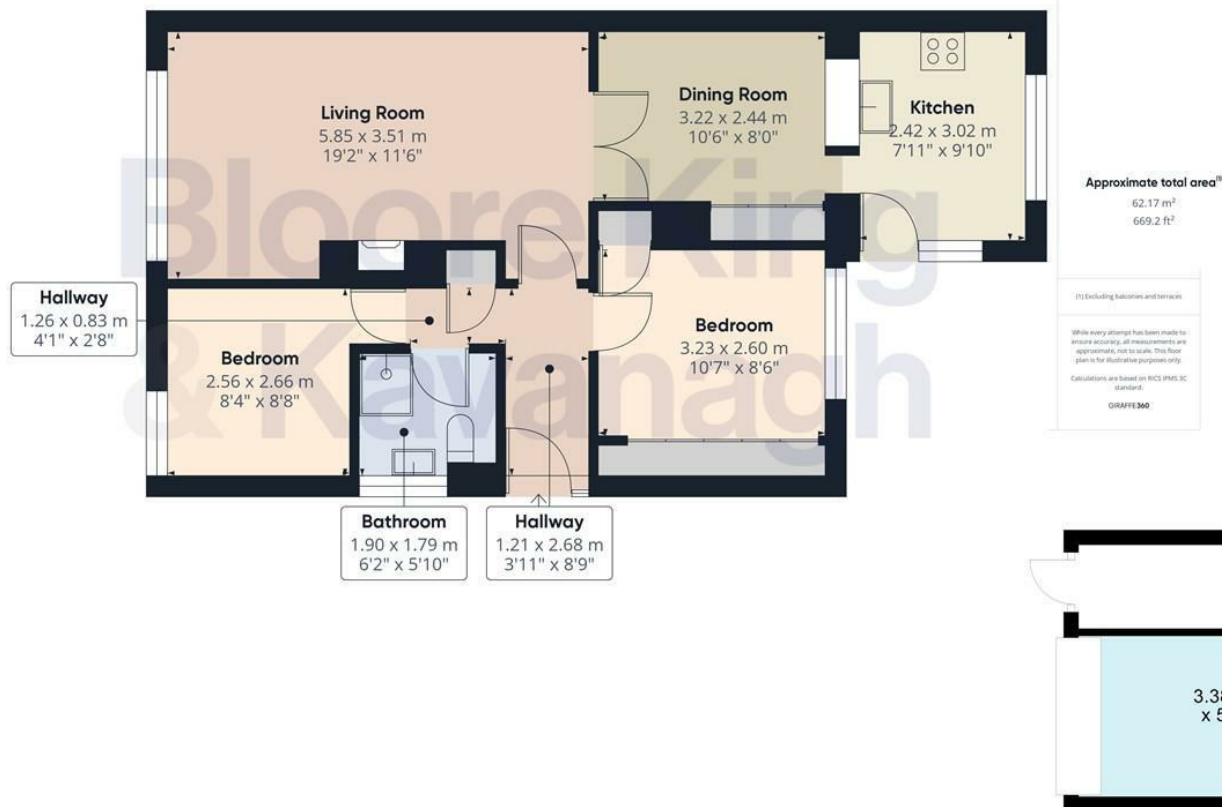
### Tenure

We are advised by the vendor that the property is freehold. The vendors inform us that the property was originally leasehold but the freehold interest in the property was purchased some years ago. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K 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. **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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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