

Grove.

FIND YOUR HOME



4 Woodman Road
Halesowen,
West Midlands
B63 3EJ

Offers In The Region Of £265,000

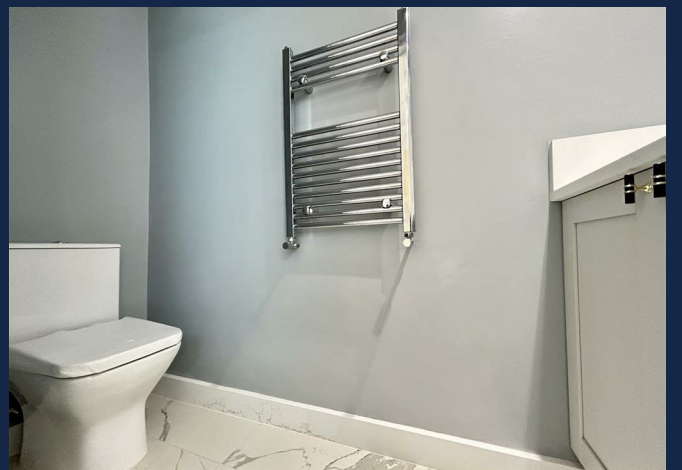
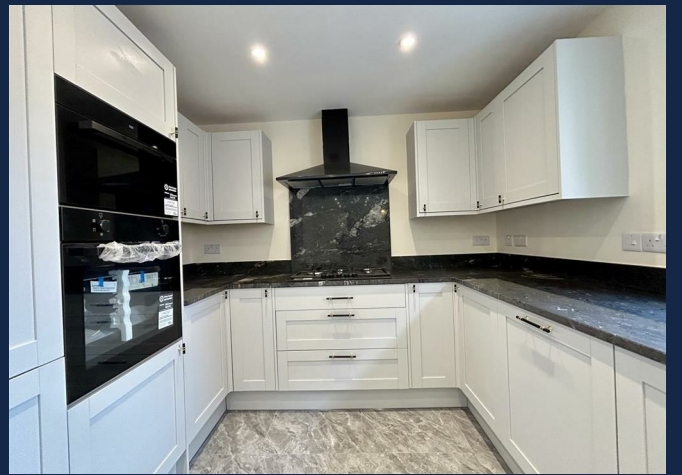


On Woodman Road in Halesowen, this three story terraced house presents an excellent opportunity for families and professionals. With three well-proportioned bedrooms, this home offers ample space for comfortable living. One of the standout features of this residence is its three en-suite bathrooms and additional downstairs w.c., providing convenience and privacy for all occupants.

In brief, this property comprises of a private driveway with store opposite the property. Inside are two reception rooms, one being open plan with the kitchen, storage, cellar, downstairs cloakroom, two bedrooms with en-suites on the first floor and a master bedroom with en-suite and walk-in wardrobe on the second floor. The rear of the property is slabbed.

In summary, this terraced house on Woodman Road is a fantastic opportunity for those seeking a blend of space, convenience, and community. JH 30/10/2025 V3 EPC=E







Approach

Via slabbed frontage, dwarf wall and steps to front door leading into reception room.

Reception room 14'9" x 11'9" (4.5 x 3.6)

Two double glazed windows to front, central heating radiator, door to store and door to open plan kitchen diner/family room.

Inner hall

Access to cellar housing fuse box and ceiling light point.

Open plan kitchen diner/family room

Family room 12'9" x 11'5" (3.9 x 3.5)

Central heating radiator, door to downstairs w.c.

Downstairs w.c.

Low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap.







Kitchen/dining area 8'10" min 22'11" max x 15'1" max 8'10" min (2.7 min 7.0 max x 4.6 max 2.7 min)
 Step up from family room, central heating radiator, double glazed door to rear garden with double glazed panels to the side, inset ceiling light points. The kitchen has matching wall and base units, square top granite surface over with breakfast bar, granite splashbacks, one and a half bowl sink and mixer tap, integrated hob with extractor over, integrated microwave oven, integrated fridge freezer, integrated dishwasher and space for washing machine, skylight.

First floor landing
 Doors to two bedrooms and stairs.

Bedroom three 7'2" min 11'9" max x 37'4" (2.2 min 3.6 max x 11.4)
 Double glazed window to rear, central heating radiator, fitted storage cupboard, door into en-suite and door to under stairs storage.

En-suite shower room
 Double glazed obscured window to rear, low level flush w.c., shower with monsoon head over, vanity style wash hand basin with mixer tap, vertical central heating towel rail.

Bedroom two 17'4" x 11'9" (5.3 x 3.6)
 Two double glazed windows to front, central heating radiator, two cupboards with one housing central heating boiler, door into en-suite shower room.

En-suite shower room
 Low level flush w.c., vertical central heating towel rail, vanity style wash hand basin, splashback tiling, shower with monsoon head over.

Second floor accommodation

Master bedroom 10'2" x 11'9" (3.1 x 3.6)
 Double glazed window to rear, central heating radiator, door into walk in wardrobe, door to en-suite bathroom.

En-suite bathroom

P shaped bath with shower over, vanity style wash hand basin with mixer tap, splashback tiling, low level flush w.c., vertical central heating towel rail.

Rear garden

Slabbed patio area with steps up to second tier.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the

very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.