



Grove.
FIND YOUR HOME

22 Woburn Drive, Halesowen B62 8TG
£275,000

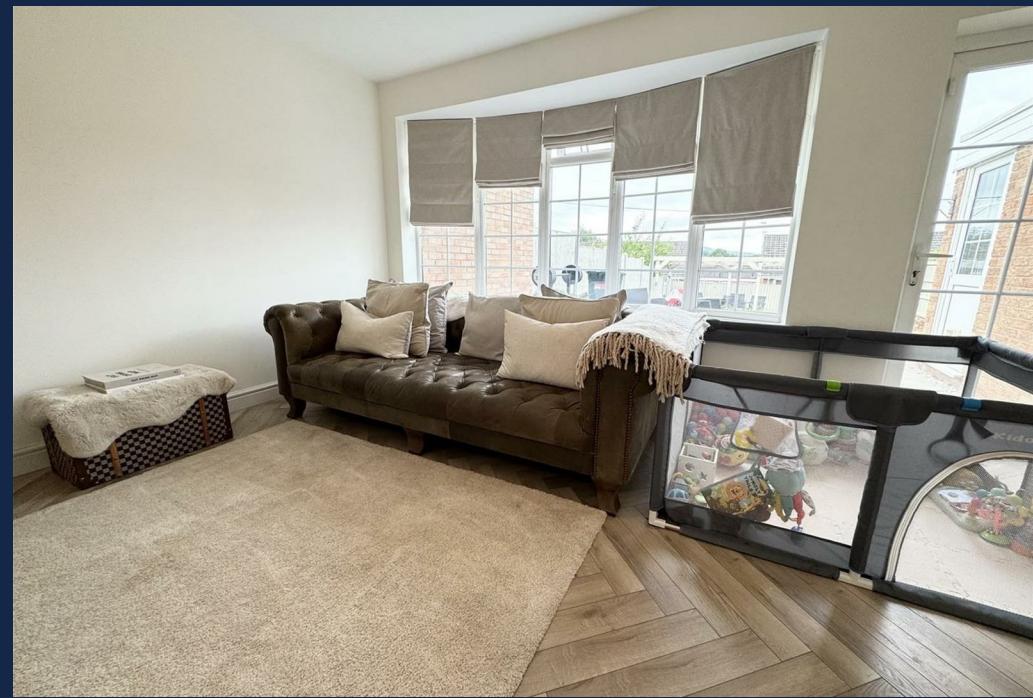
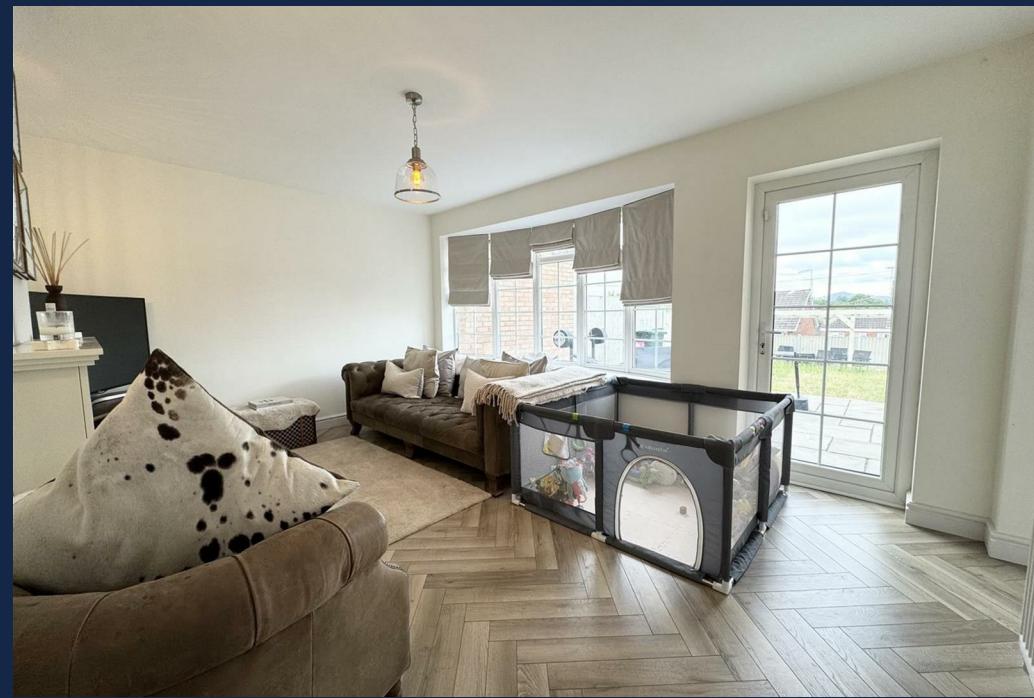
Home with a view

An immaculate, newly refurbished two bedroom semi detached home with far reaching views of Clent Hills located on the sought after Lodgefield Estate.



Grove loves...







Details

This exceptional two-bedroom semi-detached home is located on the highly sought-after Woburn Drive and has been fully renovated throughout to an impeccable standard, offering a stylish and contemporary living environment with high-end finishes throughout. Externally, the property has a part slate and tarmac driveway. Upon entering, a welcoming entrance hall leads to the first floor. The heart of the property is the stunning kitchen diner, beautifully designed with quartz worktops, a Villeroy & Boch sink, and integrated appliances including a dishwasher, oven, induction hob, and fridge freezer. Dual aspect windows to the front allow natural light to flood the space, creating a bright and sophisticated area ideal for both everyday living and entertaining.

To the rear, the lounge is a refined yet comfortable space, featuring a large bay window overlooking the garden and a rear door providing seamless access to the outdoor areas. A further versatile reception room, currently used as a playroom/study, offers flexibility to suit a variety of lifestyles and benefits from a window to the front, a built-in bookcase, and an additional door leading directly into the garden.

The first-floor landing provides access to an airing cupboard. The primary bedroom is positioned to the rear and enjoys dual aspect windows. The second double bedroom is located to the front and features built-in wardrobe and additional storage. Completing the first floor is a luxurious bathroom, finished with tiled flooring, a stainless-steel towel radiator, a vanity sink unit and WC, a P-shaped bath with both overhead and handheld shower.

Outside, the beautifully arranged rear garden has been designed with entertaining in mind. A stylish patio area leads down to a manicured lawn, beyond which sits a large decked pergola—perfect for alfresco dining and socialising. The garden is fully enclosed within fenced boundaries, offering both privacy and security.

Location

Lodgefield is a well-established and popular residential area, known for its convenient location and strong community feel. The area benefits from a range of local amenities, including shops, supermarkets, cafés, and leisure facilities, all within easy reach.

Well regarded for its access to local schools and green spaces, Lodgefield is ideal for families, professionals, and first-time buyers alike. Excellent transport links are close by, providing easy access to surrounding towns and city centres, while major road networks offer convenient commuting options.

Combining a peaceful residential setting with everyday convenience, Lodgefield remains a sought-after location for those looking to enjoy comfortable living with excellent connectivity.

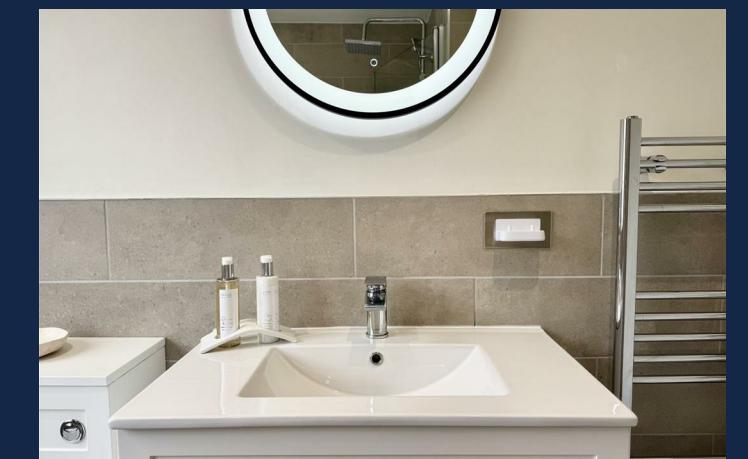






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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Halesowen

18 Hagley Road

Halesowen

West Midlands

B63 4RG

T: 0121 550 5400

E: halesowen@grovepropertiesgroup.co.uk

W: www.grovepropertiesgroup.co.uk