



The
LEE, SHAW
Partnership

66 Woods Lane
Brierley Hill



READY TO PERSONALISE

This 2 Bedroom Semi-detached Bungalow is ready to personalise and update, being available with no onward chain.

There are local amenities close by with further available in Brierley Hill Town and the nearby Merry Hill Shopping Centre.

With gas central heating and comprising: Side Entrance Porch, Reception Hall, Lounge, Kitchen, Rear Conservatory, 2 Bedrooms, Shower Room, Garage, Carport and Driveway.

OVERALL, A BUNGALOW IN A CONVENIENT LOCATION – READY TO BE TRANSFORMED. VIEWING IS HIGHLY RECOMMENDED.



There is a Side Entrance Porch with obscure UPVC double glazed doors, coloured leaded single glazed internal door and screen to: Reception Hall having radiator, loft access, Cupboard (with Worcester gas central heating boiler) and doors leading off.

The Lounge is good size, having stone fireplace with hearth, wooden mantel and inset fire, 2 radiators and UPVC double glazed rear window with additional secondary glazing.

The Kitchen has a range of wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, integrated cooker hood, radiator, double glazed window and obscure double glazed door to rear Conservatory.

The Conservatory has steps leading from the Kitchen with UPVC double glazing, top opening windows, double doors to Garden and with door to Garage.





EAST FACING REAR GARDEN

There is a Shower Room with shower cubicle having screen door and Triton shower, WC, basin, radiator, tiled walls, electric wall heater and obscure UPVC double glazed side window.

The Garage has an obscure UPVC double glazed rear window, up and over door, twin power point and light.

There is a Carport.

At the front there is a block paved Driveway and gravel area.

The Rear Garden is east facing, being paved with steps off to a lower area with shed.

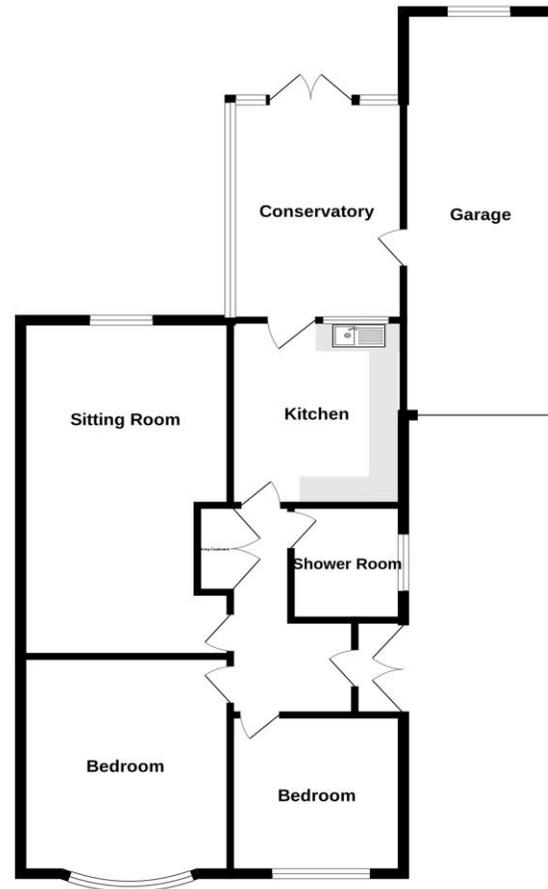




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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf

Ground Floor



Reception Hall
Lounge: 18'9" x 10'11" (5.72m x 3.34m)
Kitchen: 10'1" x 9' (3.09m x 2.76m)
Conservatory: 11' x 7' (3.36m x 2.15m)
Bedroom 1: 12'1" x 10'10" (3.68m x 3.32m)
Bedroom 2: 9' x 8'9" (2.76m x 2.68m)
Shower Room: 6'4" x 5'11" (1.94m x 1.81m)
Garage: 18'8" x 7'10" (5.70m x 2.39m)
Carport: 15' x 8' (4.58m x 2.46m)

FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B.

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.