

EDEN MIDCALF  
— SALES & LETTINGS —

£385,000  
Willetts Drive  
Halesowen, B63 2HR



## PROPERTY SUMMARY

A beautifully improved four-bedroom detached family home, set within a popular Halesowen cul-de-sac and enjoying a superb woodland backdrop with distant countryside views. The property offers a generous and attractively appointed layout that is ready to move into, together with off-road parking, a garage and a landscaped rear garden complete with a hot tub.

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## LOCAL AUTHORITY

Dudley MBC

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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