

ENGLANDS



198 Lightwoods Hill

Warley Woods, Birmingham, B67
5EH

£535,000





PROPERTY DESCRIPTION

Excellent located four bedroom, detached property set over three floors having reception room, kitchen/dining room, ground floor WC, four bedrooms, two ensuite shower rooms, bathroom and southerly facing rear garden.

Build in 2017, the property has the balance of the builder's 10-year insurance-backed buildings warrantee.

The property offers spacious accommodation having uninterrupted views over Warley Woods. It is opposite the delightful tree-lined grounds of Warley Woods Park and Golf Course - an award winning community park. It is readily accessible to the Queen Elizabeth Medical Centre and The University of Birmingham also excellent shopping facilities in Harborne and Bearwood as well as regular transport services along Hagley Road West to comprehensive City Centre leisure entertainment and shopping facilities.

The property is set back from the road way with double driveway providing parking. Side access to garden.



Tel: 01214271974



HALLWAY

Having entrance door with obscured double glazed windows, two ceiling light points, wooden flooring with under floor heating, storage cupboard housing meters, under stairs storage cupboard and WC. Leading to:

LIVING ROOM

3.24m max x 4.93m into bay (10'7" max x 16'2" into bay)
Having ceiling light point, UPVC double glazed bay window with shutters and under floor heating.

GROUND FLOOR WC

Having UPVC obscured double glazed window, hand wash basin with mixer tap and storage unit with wooden top, partial tiling, extractor fan, low flush WC, laminate tiled effect flooring with under floor heating and recessed ceiling spotlight.

KITCHEN/DINING

5.21m max x 5.51m max (17'1" max x 18'0" max)
Having a range of matching wall and base units, partial tiling, integrated fridge and freezer, integrated dual electric oven with five ring gas hob plus wall mounted extractor fan. Kitchen centre island including plumbing for washing machine and dishwasher, single bowl sink drainer with mixer tap over. Recessed ceiling spotlights, two ceiling light points, wooden flooring with under floor heating and bi folding doors into garden.

Stairs leading to first floor accommodation.

FIRST FLOOR LANDING

Having stairs rising to second floor accommodation, UPVC obscured double glazed window, radiator, ceiling light point and interconnecting doors leading to:

BEDROOM ONE FRONT

4.82m into bay x 3.28m max (15'9" into bay x 10'9" max)
Having two ceiling light points, two radiators, UPVC double glazed bay window with shutters and door leading to:

BEDROOM ONE ENSUITE

Having UPVC obscured double glazed window, low flush WC, pedestal wash hand basin with mixer tap over, towel rail radiator, recessed ceiling spotlights, fully tiled shower cubicle with wall mounted drench shower head and telescopic shower head, extractor fan and tiled flooring.

BATHROOM

1.71m max x 2.10m into shower (5'7" max x 6'10" into shower)

Having low flush WC, wash hand basin with mixer tap and storage unit, UPVC obscured double glazed window, wall mounted towel rail radiator, panelled bathtub with mixer tap over and wall mounted drench shower head and telescopic shower head, extractor fan, partially tiled wall and tiled flooring.

BEDROOM TWO

3.81m max x 2.71m max (12'5" max x 8'10" max)
Having UPVC double glazed window overlooking garden, ceiling light point and radiator.

BEDROOM THREE

2.72m max x 3.82m max (8'11" max x 12'6" max)
Having UPVC double glazed window overlooking garden, ceiling light point and radiator.

Stairs rising to second floor accommodation

SECOND FLOOR LANDING

Having UPVC obscured double glazed window, ceiling light point and storage cupboard.

BEDROOM FOUR

5.81m into recess x 3.32m max (19'0" into recess x 10'10" max)
Having plenty of eaves storage containing Worcester boiler, UPVC double glazed window, two Velux windows radiator, ceiling light points and door leading to:

BEDROOM FOUR ENSUITE

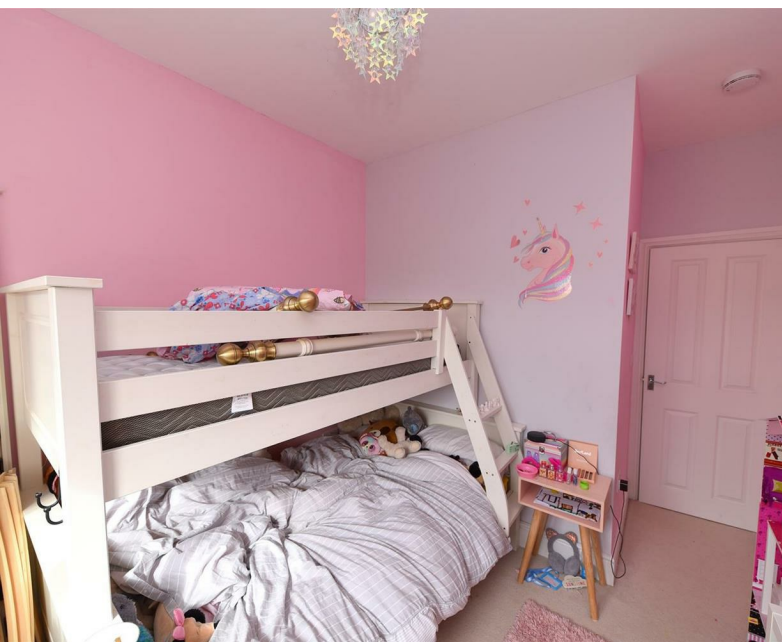
Having Velux UPVC double glazed window, pedestal wash hand basin with mixer tap, low flush WC, recessed ceiling spotlights, fully tiled shower cubicle with wall mounted electric shower, tiled flooring and wall mounted towel rail radiator.

GARDEN

South facing with paved patio, lawn and two side fence panels and hedge border.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: F



ENGLANDS





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ROAD MAP



ENERGY EFFICIENCY GRAPH

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 85 | |
| (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 | |

FLOOR PLAN



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Consumer Protection from Unfair Trading Regulations 2008 & The Property Ombudsman Code for Residential Estate Agents

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Misrepresentation Act 1967

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