

ENGLANDS



50 Woodbourne Road

Smethwick, B67 5LZ

£390,000





PROPERTY DESCRIPTION

A extended and well presented semi detached property comprising four bedrooms, two reception rooms, open plan kitchen/dining, bathroom, downstairs WC, utility room, double driveway, good sized rear garden with outbuilding perfect for storage, double glazing as specified and central heating.

Woodbourne Road is situated between Norman Road and Abbey Road, being in close proximity to Warley Woods Park and Golf Course - an award winning community park. It is readily accessible to the Queen Elizabeth Medical Centre, The University of Birmingham and excellent shopping facilities in Harborne and Bearwood. As well as good local schools and regular transport services along Abbey Road to comprehensive City Centre leisure entertainment and shopping facilities.

The property is set back from the road with a double driveway providing parking and a small gravelled area.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:



Tel: 01214271974



PORCH

Having an enclosed space behind a UPVC double glazed door and windows. Stained glass panelled entrance door with side windows leading into:

HALLWAY

Having tiled flooring, radiator, part panelling to walls, cupboard housing electric meter, cupboard housing gas meter, ceiling light point, picture rail and under stairs storage cupboards and drawers.

LIVING ROOM

3.64m max x 3.89m max (11'11" max x 12'9" max)
Having ceiling light point with ceiling rose, built in storage cupboards and shelving, radiator, UPVC double glazed bay window and feature fireplace having timber surround with tiled insert and hearth.

STUDY/BEDROOM FOUR

3.85m max x 2.05m max (12'7" max x 6'8" max)
Having ceiling light point, radiator and UPVC double glazed window.

KITCHEN/DINING ROOM

5.55m max x 3.93m max (18'2" max x 12'10" max)
Having recessed ceiling spotlights, wooden style flooring, UPVC double glazed window, partial tiling to walls, range of matching wall and base units with wooden style worktop and single bowl inset sink drainer with mixer tap over. Space for cooker, extractor fan, integrated "Lamona" dishwasher and cupboard housing "Ideal" boiler. Radiator, built-in cupboards and shelves, ceiling light point and UPVC double glazed double doors leading onto conservatory.

CONSERVATORY/SUN ROOM

2.78m max x 2.76m max (9'1" max x 9'0" max)
Having built up brick work, fully plastered with fully insulated roof, recessed ceiling spotlights, radiator, wooden style flooring, UPVC double glazed window and UPVC double glazed double doors leading to garden.

UTILITY ROOM

Having wall mounted cupboards, work top, plumbing for washing machines, radiator, two ceiling light point, wooden style flooring and UPVC double glazed door leading to garden. Loft hatch leading to boarded storage area.



GROUND FLOOR WC

Having ceiling light point, radiator, low flush WC, hand wash basin with tiled splashback and tiled flooring.

Stairs rising to first floor accommodation.

LANDING

Having UPVC obscured double glazed window, ceiling light point, built in storage cupboard and loft hatch.

BEDROOM ONE FRONT

3.61m max x 2.98m max (11'10" max x 9'9" max)
Having ceiling light point, UPVC double glazed bay window, bay window seat with storage, built in double wardrobe with mirrors and radiator.

BEDROOM TWO REAR

3.33m max x 3.61m max (10'11" max x 11'10" max)
Having ceiling light point, UPVC double glazed window, radiator and built in storage cupboard.

BEDROOM THREE FRONT

2.42m max x 2.12m max (7'11" max x 6'11" max)
Having ceiling light point, UPVC double glazed window and radiator.

BATHROOM

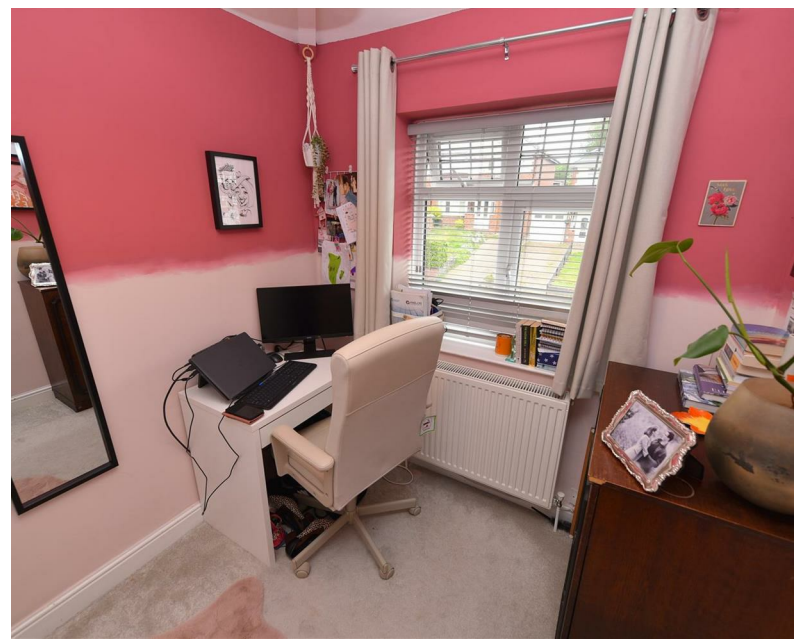
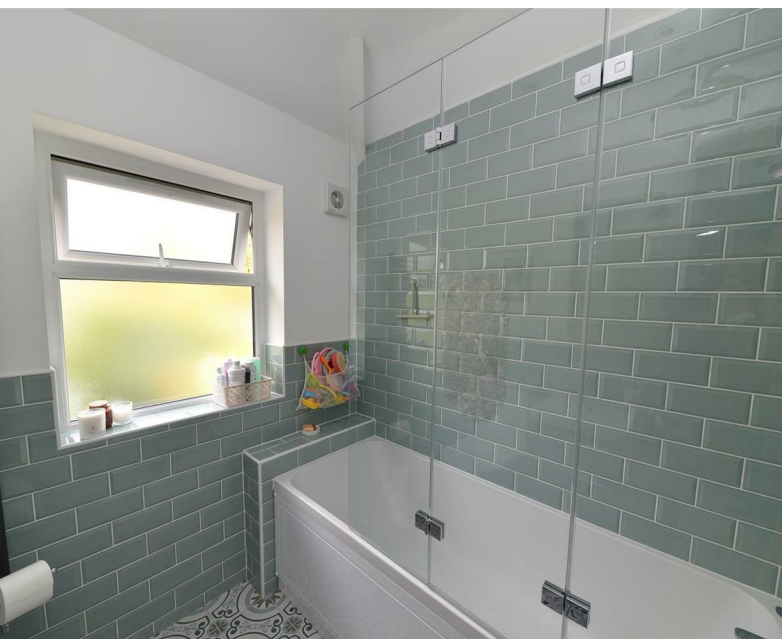
2.10m max x 1.97m max (6'10" max x 6'5" max)
Having tiled flooring, low flush WC, storage vanity unit with hand wash basin with mixer tap over, wall mounted storage cupboards and partial tiling to walls,. Recessed ceiling spotlights, UPVC obscured double glazed windows, panelled bathtub with mixer tap over and wall mounted shower head.

REAR GARDEN

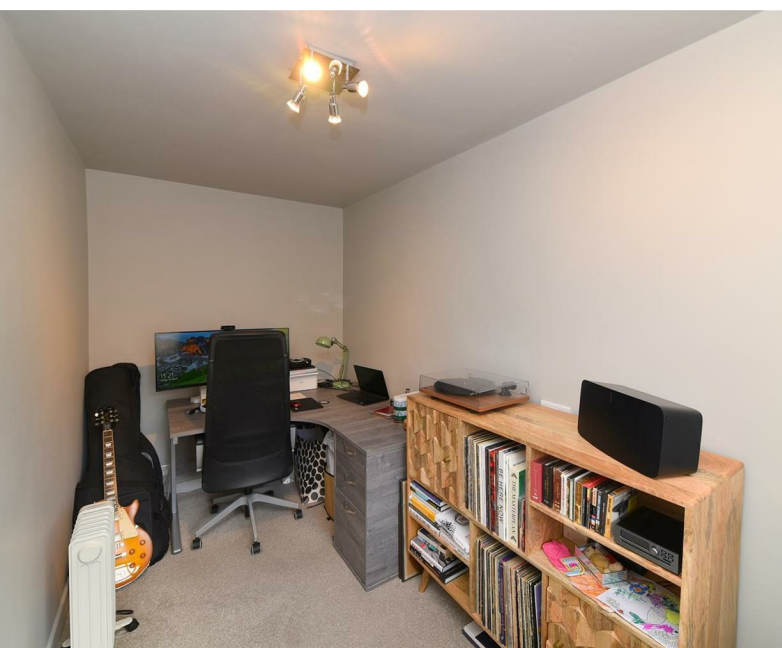
Having paved patio area with low boundary wall. Steps leading down to lawn with paved pathway. Decking area, outbuilding for storage and fence panel borders.

ADDITIONAL INFORMATION

Council Tax Band: D
Tenure: Freehold



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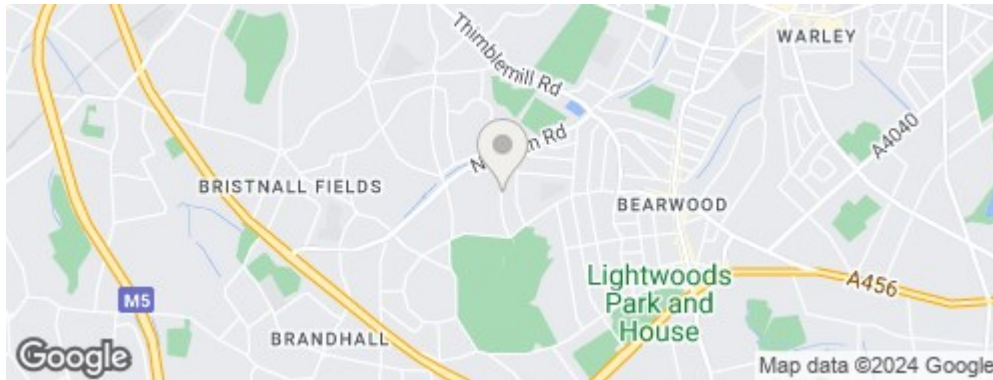




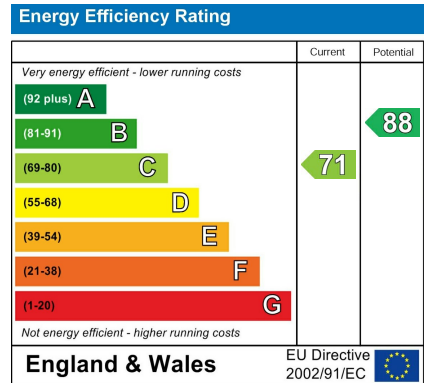
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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

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