

# ENGLANDS



41 Wood Lane  
Harborne, Birmingham, B17 9AY

£440,000

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## PROPERTY DESCRIPTION

Ideally situated near Harborne High Street, this end terrace property is set over three floors and features two reception rooms, kitchen, three bedrooms, one with ensuite, family bathroom, and rear garden with side access. The property has had recent improvements including newly fitted boiler, ground floor WC and second floor ensuite.

Wood Lane, which runs between Court Oak Road and Elm Tree Road, offers convenient access to central Harborne. The Harborne pool and leisure centre and Queens Park is within easy walking distance, while the Queen Elizabeth Medical Centre and the University of Birmingham are also readily accessible. Additionally, local motorway connections are easily reachable as well as good local primary schools and regular transport services leading through to comprehensive City Centre business, leisure, entertainment and shopping facilities.

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





The property itself is set back from the road by a dwarf wall, decorative pathway and fore garden. Entrance door leads into:

#### LIVING ROOM

4.22m max x 4.33m max into bay (13'10" max x 14'2" max into bay)

Having wooden flooring, radiator, recessed ceiling spotlights, ceiling light point, coving to ceiling, exposed brick inset fireplace with tiled hearth and log-burner, cupboard housing meters and double glazed bay window with partial glazed panels.

#### INNER LOBBY

Having recessed ceiling spotlights and stairs rising to first floor accommodation.

#### DINING ROOM

4.22m max x 3.64m max (13'10" max x 11'11" max)

Having wooden flooring, recessed ceiling spotlights, radiator, double glazed window and exposed brick inset fireplace with tiled hearth. Door leading to:

#### GROUND FLOOR WC

Having vinyl flooring, hand wash basin with mixer tap over and storage underneath, wall light, low flush WC and built in storage cupboard.

#### KITCHEN

5.73m max x 1.95m max (18'9" max x 6'4" max)

Having tiled flooring, double glazed windows to both side and rear elevations, electric heater and radiator. A range of wall base units with wooden style worktop, Indesit double electric oven, plumbing for washing machine, recess ceiling spotlights, Bosch gas hob with extractor fan over, partial tiling to walls, single bowl sink drainer with mixer tap over and integrated dishwasher. Door leading to garden.

Stairs rising to first floor accommodation.

#### FIRST FLOOR LANDING

Having wooden flooring, recessed ceiling light point, wall light and radiator.

#### BEDROOM TWO FRONT

4.26m max x 3.64m max (13'11" max x 11'11" max)

Having wooden style flooring, ceiling light point, double glazed window and radiator.

#### BEDROOM THREE

3.35m max x 2.69m max (10'11" max x 8'9" max)

Having wooden style flooring, ceiling light point, double glazed window and radiator.

#### BATHROOM

Having wooden style herringbone tiled flooring, partial tiling to walls, double glazed obscured window, freestanding bathtub with mixer tap and showerhead over, pedestal hand wash basin, low flush WC, recessed ceiling spotlights, extractor fan, fully tiled shower cubicle with wall mounted electric shower and built-in shelving.

Stairs rising to second floor accommodation.

#### BEDROOM ONE

4.83m max x 4.13m max (15'10" max x 13'6" max)

Having wooden style flooring, recessed ceiling spotlights, radiator, double glazed window and built in storage eaves cupboards housing newly fitted Worcester gas boiler. Door leading to:

#### ENSUITE

Having vinyl flooring, hand wash basin with mixer tap over, frosted double glazed window, extractor fan, low flush WC, recessed ceiling light points, towel rail and shower cubicle with shower tower.

#### OUTSIDE

Rear garden with blue tiled patio to side and rear, fence panels to three sides, lawn, further patio area and a range of trees, shrubs and hedges. Pathway to side gate access.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D



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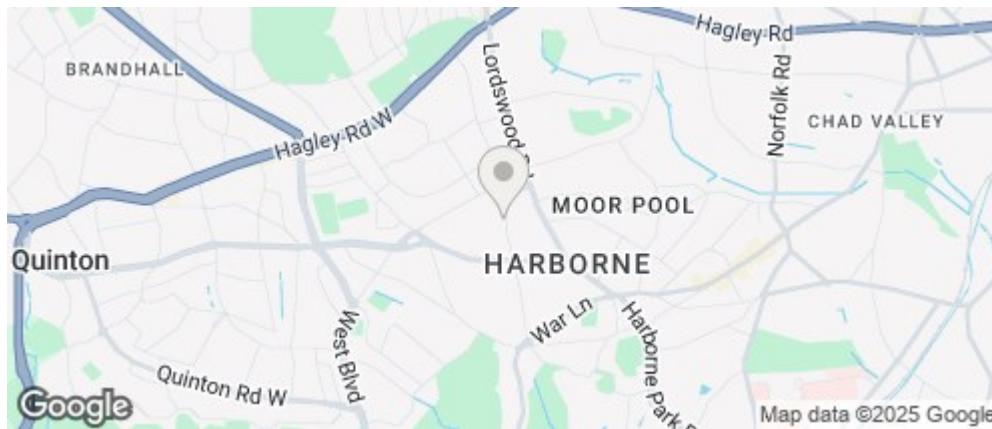




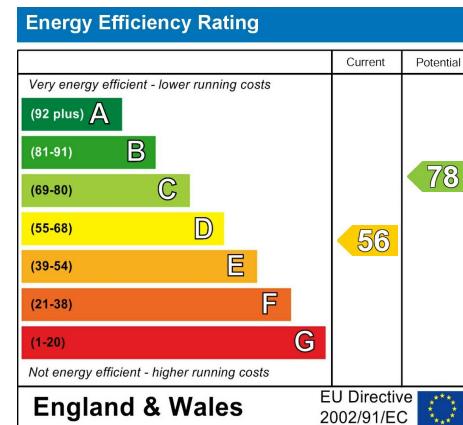
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



Measurements are approximate. Not to scale. Illustrative purposes only.

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