

Woodlands Road,



£495,000

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The ground floor provides a large amount of space with the benefit of the rear extensions. Features include a spacious kitchen/diner and separate utility room along with internal access to the garage. The first floor provides 5 spacious bedrooms along with a family bathroom, and then staircase access is found to the second floor providing the 6th bedroom with an en-suite. This property features an impressive rear garden with a outbuilding to the rear.

Within the local proximity can be found a number of good schools and nurseries, along with easy access to public transport links. This property sits approx. 4 miles from Birmingham City Centre.



Woodlands Road,

- Semi Detached
- Rear Extension
- Loft Conversion
- Garage
- Off-Road Parking
- Large Property
- Large Rear Garden
- Ideal Family Home

Hallway

Spacious hallway with ceiling and wall lights, wood flooring

Family Room

15'10" x 10'11" (4.83m x 3.33m)

Double glazed bay window to front, wood flooring, ceiling and wall lights, coving to ceiling, wall mounted radiator

Living Room

20'11" x 14'4" (6.37m x 4.37m)

Extended to rear, wood flooring, ceiling light, coving to ceiling, wall mounted radiator, chimney breast with gas fireplace

Conservatory

10'1" x 12'10" (3.08m x 3.90m)

Patio doors to rear garden, wall mounted radiator, ceiling light, tiled flooring

Kitchen/Diner

31'4" x 11'6" (9.55m x 3.51m)

Extended kitchen/diner, lino flooring, worktop, integrated gas cooker, drainer sink with mixer tap, downlight, storage cupboards, wall mounted radiator

Utility

9'5" x 8'11" (2.87m x 2.71m)

Drainer sink with mixer tap, double glazed window to rear, tiles flooring, storage cupboards, extractor, plumbing for white goods, integrated gas cooker.

Bedroom 1

16'0" x 10'11" (4.87m x 3.33m)

Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 2

11'7" x 14'1" (3.52m x 4.30m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes with overhead storage

Bedroom 3

9'8" x 11'4" (2.94m x 3.46m)

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator

Bedroom 4

11'7" x 10'0" (3.54m x 3.06m)

Double glazed bay window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 5

4'7" x 8'11" (1.39m x 2.73m)

Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom

6'4" x 9'3" (1.92m x 2.83m)

Privacy double glazed window to rear, tiled flooring, bath with jacuzzi and electric thermostatic shower unit, wash basin, ceiling light

Bedroom 6

10'10" x 6'7" (3.29m x 2.00m)

Two double glazed windows to rear, carpet, ceiling light, wall mounted radiator

En-suite

Shower cubicle with shower unit, toilet, wash basin, ceiling light

Garage

20'10" x 10'11" (6.34m x 3.34m)

Up and over door, ceiling light

Rear Garden

Patio, laid lawn, fence panels to boundaries, outbuilding

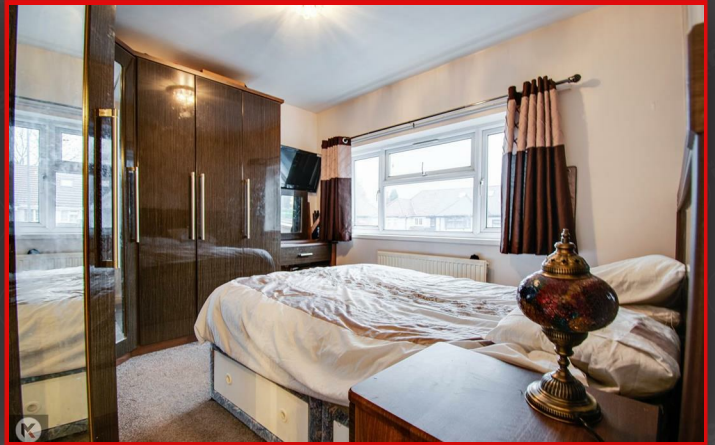
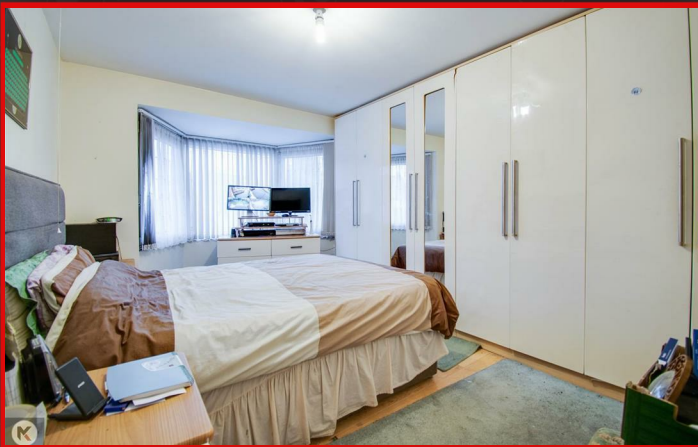
Directions



Woodlands Road,

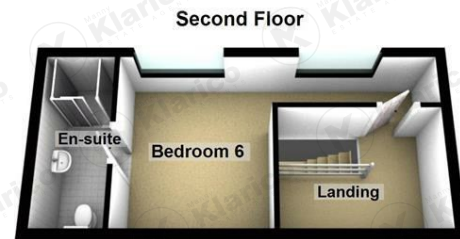
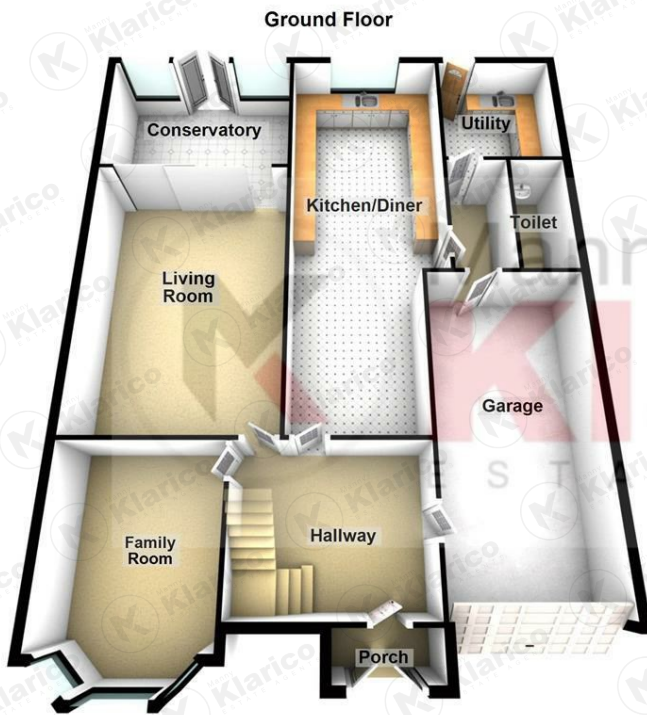


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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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