



32 Woodfield Road

Kings Heath, Birmingham, B13 9UJ

Offers In The Region Of £600,000



LOVELY DOUBLE FRONTED FAMILY HOME IN PRIME LOCATION WITH NO UPWARD CHAIN!! This wonderful three storey, four bedroom period home located on the leafy Woodfield Road in Kings Heath and Moseley border which offers great access to nearby shops, cafes, parks, schools and good transport links to the City Centre and great access to the upcoming Kings Heath and Moseley Train Stations. The property offers a great amount of traditional features and character and in brief the accommodation offers; fore garden and driveway, entrance hallway with Minton floor, two reception rooms, utility room with WC, Cellar, kitchen with access to a lovely rear garden. To the first floor there are three bedrooms, bathroom and further staircase gives rise to the top floor with a further fourth bedroom. The property also benefits from no upward chain. Energy Efficient

ing D. To arrange your viewing to please contact our Moseley Office.

appreciate this amazing home



Approach

The property is approached via a gate and paved pathway with lawn turfed area with mature shrubs to the side and leads to a wooden front entrance door opening into:

Hallway

With cornice to ceiling, ceiling light point, stairs giving rise to the first floor landing, single glazed sash window to the side aspect, central heating radiator and door opening into:

Reception Room One

12'5" x 16'2" into bay (3.81 x 4.95 into bay)

With single glazed sash bay window with secondary glazed windows to the front aspect, ceiling light point with decorative ceiling rose, picture rail, central heating radiator, double glazed french doors giving access to the rear garden, original fireplace with tiled surround, mantle piece and tiled hearth and wall mounted light point.

Reception Room Two

11'10" x 12'4" (3.62 x 3.76)

With dado rail, cornice to ceiling, ceiling light point with decorative ceiling rose, central heating radiator, original fireplace with tiled surround and hearth and mantle piece and single glazed sash window with secondary glazing to the front aspect.

Kitchen

11'11" x 11'11" (3.64 x 3.65)

With continued tiling to flooring, wall and base units with marble effect work surfaces, sink with mixer tap over, space for cooker, microwave, dishwasher and

fridge freezer, central heating radiator, single glazed window with an accompanying double glazed door with above window giving access to the rear garden

Ground Floor Utility/WC

5'5" x 6'2" (1.67 x 1.90)

With tiling to flooring, low flush WC wall mounted sink with mixer tap over, single glazed stained glass sash window to the side aspect, space facility for washer and dryer, central heating radiator and ceiling light point.

Cellar

11'4" x 15'10" (3.46 x 4.84)

From hallway stairs leads down to cellar with ceiling light point and wall mounted 'Worcester' combination boiler and tank.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with single glazed sash window to the side aspect, ceiling light point, central heating radiator, stairs giving rise to the second floor accommodation and doors opening into:

Bedroom One

11'11" x 8'7" min x 11'11" max (3.64 x 2.63 min x 3.64 max)

With single glazed sash window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Two

11'10" x 12'4" (3.62 x 3.78)

With built-in storage to chimney breast recess, feature fireplace with tiled hearth, wooden surround and mantle piece, central heating radiator, single

glazed sash window with secondary glazing to the front aspect and ceiling light point.

Bedroom Three

13'6" x 12'2" (4.13 x 3.72)

With ceiling light point with decorative ceiling rose, central heating radiator, single glazed sash window with secondary glazing to the front aspect and central heating radiator.

Storage Room/Study

5'10" x 4'10" (1.80 x 1.49)

Proving useful storage room or study with ceiling light point and single glazed window to front aspect.

Bathroom

6'7" x 9'4" (2.01 x 2.85)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with shower attachment and taps over, tiling surround, tiling to flooring, central heating radiator, single glazed sash window to the rear aspect and ceiling light point.

Loft (Not been inspected)

Loft space is insulated and boarded for additional storage.

Second Floor Accommodation

From the first floor landing stairs gives rise to the second floor landing with sash window to the side aspect and door opening into:

Bedroom Four

11'10" x 11'10" (3.63 x 3.63)

With single glazed window to the side aspect and wall mounted light point.

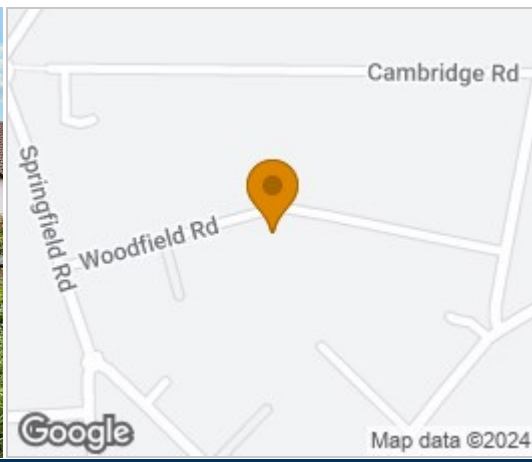
Garden

With a patio area leading to well established garden with lawned turf area, shrubs and plants to borders, pond and further pathway to rear of garden with further trees, vegetable patch and shrubs and fencing and brick wall surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 32, Woodfield Road Kings Heath, Birmingham, B13 9UJ is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





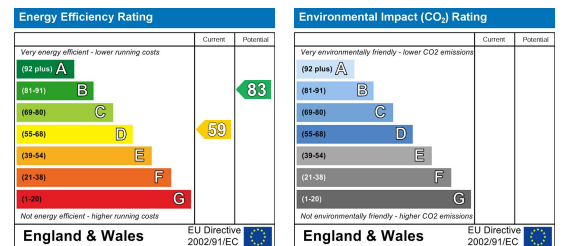
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.