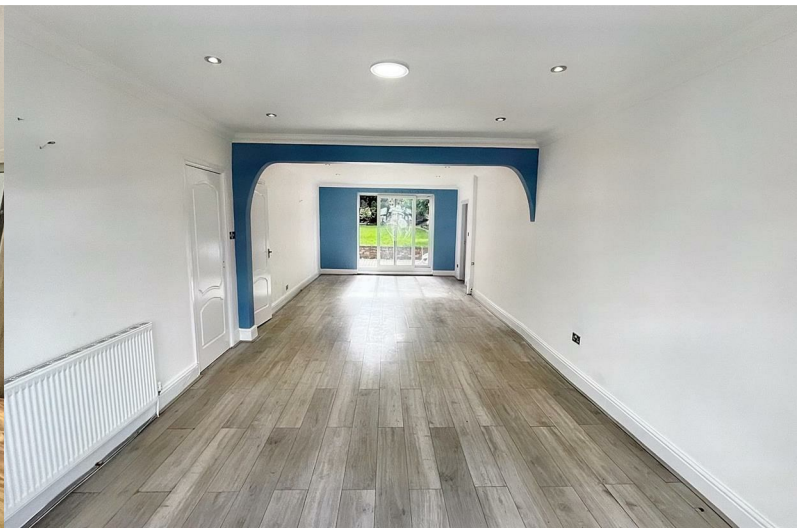




91 Woodlands Road

Sparkhill, Birmingham, B11 4EJ

Offers Over £625,000



SIX BEDROOM DEACHED HOME WITH NO UPWARD CHAIN! This is a wonderful six bedroom detached home located on Woodlands Road. Ideally positioned for access to all of the local amenities offered via the Stratford Road and the local schools the property comprises the following accommodation; front driveway for multiple vehicles, entrance porch, hallway, two reception rooms, kitchen, downstairs WC and shower, integral garage and rear garden with scope for an out building at the rear. To the first floor there are six bedrooms and a family bathroom and separate WC. The property also benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing of this superb home please call our Moseley office.



Approach

The property is approached via a paved driveway providing space for multiple cars leading to a front entrance porch with a further door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling spotlights, central heating radiator, coving to ceiling and doors opening into:

Reception Room One

11'11" x 24'9" (3.65 x 7.55)

With laminate to flooring, two central heating radiators, ceiling spotlights, coving to ceiling, double glazed windows with accompanying patio doors giving access to the rear garden and double glazed window to the front aspect.

Ground Floor Shower Room

6'7" max x 5'6" (2.02 max x 1.69)

With tiling to flooring, tiling surround, low flush WC, wall mounted sink with mixer tap over, wall mounted shower, wall mounted extractor fan, double glazed window to the rear aspect and ceiling light point.

Through Lounge

12'0" x 36'11" into bay (3.68 x 11.26 into bay)

From hallway two doors opens into lounge with wooden laminate effect to flooring, two central heating radiators, ceiling spotlights, coving to ceiling, double glazed bay window to the front aspect and double glazed patio door leads out to the rear garden.

Kitchen

10'7" x 14'3" (3.23 x 4.35)

With ceiling spotlights, double glazed window to the

rear aspect, central heating radiator, wall and base units with wooden effect work surfaces, one and a half bowl sink and drainer with mixer tap over, space for washing machine, built-in cooker, hob and extractor with splash back and door opening into:

Garage

17'7" x 10'9" (5.37 x 3.29)

With metal up and over door, ceiling strip light and potterton combi boiler.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling spotlights and doors opening into:

Bedroom One

12'0" x 17'7" into bay (3.68 x 5.37 into bay)

With double glazed bay window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

14'4" x 12'0" (4.38 x 3.68)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Three

9'6" x 12'0" (2.91 x 3.68)

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

Bedroom Four

10'0" x 7'4" (3.05 x 2.24)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Separate WC

2'9" x 6'6" (0.86 x 1.99)

With lino to flooring, wall mounted sink with two taps over, double glazed window to the rear aspect and ceiling light point.

Bathroom

8'7" x 6'5" (2.64 x 1.97)

With a three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with two taps over, tiled surround, lino to flooring, double glazed opaque window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Five

12'5" x 10'8" (3.80 x 3.26)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Six

7'8" x 11'5" (2.36 x 3.50)

With ceiling light point, loft access point (not inspected), central heating radiator and double glazed window to the

Council Tax Band

According to the Direct Gov website the Council Tax Band for 91, Woodlands Road Sparkhill, Birmingham,

B11 4EJ is band F and the annual Council Tax amount is approximately £2,752.71 subject to confirmation from your legal representative.





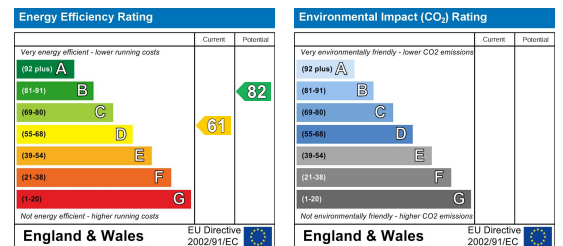
Floor Plan



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.