



## 72 Woodlands Road

Sparkhill, Birmingham, B11 4ES

Offers Over £475,000



**\*LOVELY FIVE BEDROOM FAMILY HOME WITH LOTS OF POTENTIAL ON OFFER WITH NO UPWARD CHAIN!!\*** This is a wonderful five semi-bedroom 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, conservatory, kitchen with pantry, downstairs WC/Shower room, integral garage and rear garden. To the first floor there are five bedrooms and two bathrooms with a staircase leading to a further loft room. 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 gated paved driveway with space for multiple vehicles with lawn turfed area with mature trees and shrubs to borders leading to a UPVC double glazed door opening into:

### Porch

With double glazed windows surround, tiling to flooring, ceiling light point and double doors opening into:

### Hallway

With wooden laminate effect to flooring, central heating radiator, wall mounted light point, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage and further doors opening into:

### Reception Room

11'10" x 18'11" into chimney breast recess (3.62 x 5.77 into chimney breast recess)

With decorative coving to ceiling, double glazed bay window to the front aspect, two double glazed feature windows, central heating radiator, continued wooden laminate to flooring, ceiling light point with decorative ceiling rose, further double glazed window overlooking the porch.

### Living Room

11'6" x 22'0" (3.52 x 6.73)

With ceiling and wall light points, decorative ceiling rose, solid oak to flooring, central heating radiator, open walkway into kitchen and further door opening into:

### Conservatory

10'2" x 15'2" (3.12 x 4.63)

With double glazed window surround and double glazed sliding patio doors giving access to the rear garden.

### Kitchen/Dining

14'7" x 9'1" x 25'5" max into dining room (4.46 x 2.79 x 7.77 max into dining room)

With wooden effect wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, double glazed window to the rear aspect, ceiling strip light point, space facility for cooker, hob and extractor, space

for washing machine and dishwasher, double glazed patio door giving access to the rear garden and walkway into:

### Pantry

6'11" x 10'11" (2.12 x 3.35)

Pantry area housing fridge and freezer, ceiling light point and providing useful storage and tiling to flooring.

### Utility Area

Front the porch a further door opens into the utility area with a wall mounted Vaillant combination boiler, space for washer/dryer, tiled flooring and door opening into:

### Ground Floor WC/Shower Room

3'3" x 8'0" (1.01 x 2.44)

With low flush WC, walk-in shower attachment with Mira shower over, wall mounted sink with two taps over, ceiling light point, tiled surround and floor and further door opening into:

### Garage

16'1" x 22'2" (4.91 x 6.76)

With up and over door, laminate wood effect flooring, double glazed window to the rear aspect, double glazed patio doors giving access to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, stairs leading to loft room and doors opening into:

### Bedroom One

13'10" x 18'11" (4.22 x 5.79)

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

### Shower Room

6'5" x 6'0" (1.98 x 1.84)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower over, central heated towel rail, ceiling mounted extractor fan, ceiling light point, tiled surround, laminate to flooring and double glazed opaque window to the side aspect.

### Bedroom Two

10'2" x 14'9" (3.10 x 4.52)

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

### Bedroom Three

8'0" x 8'9" (2.45 x 2.68)

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

### Further Landing Area

With double glazed window to the front aspect, ceiling light point and door opening into:

### Bedroom Four

16'7" x 11'6" (5.06 x 3.51)

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

### Bedroom Five

9'11" x 16'4" (3.03 x 4.99)

With laminate to flooring, double glazed windows to the side and rear aspect, two ceiling light points, coving to ceiling and central heating radiator.

### Bathroom

6'3" x 8'10" (1.91 x 2.71)

With a four piece bathroom suite comprising bidet, low flush

WC, panel bath with mixer tap and Triton shower over, sink on pedestal with mixer tap over, lino to flooring, ceiling light point, central heating radiator, tiling surround, double glazed opaque window to the rear aspect.

### Loft Room

18'11" x 14'4" restricted head height (5.77 x 4.39 restricted head height)

With two Velux windows.

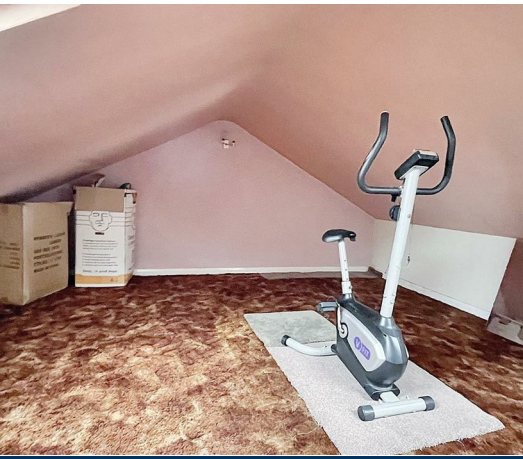
### Rear Garden

With paved pathway, lawn turfed area, mature trees, plants and shrubs to borders, side access point, further side patio area, built shed and being finished with fencing to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 72, Woodlands Road Sparkhill, Birmingham, B11 4ES is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.





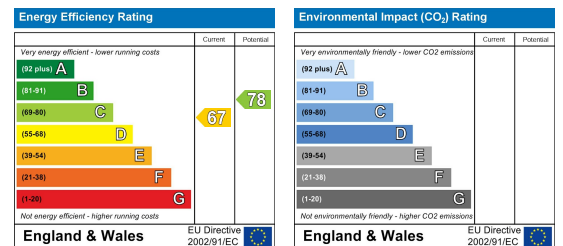
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.