



## 8 Woodrough Drive

Moseley, Birmingham, B13 9EP

Offers Over £650,000



**\*\* FOUR BEDROOM DETACHED FAMILY HOME IN PRIME LOCATION WITH NO CHAIN! \*\*** We are delighted to offer to the market this four bedroom, family home, located in this highly desirable cul-de-sac location in the heart of Moseley. Offering excellent access into Moseley village with all of its associated amenities, local schools including the popular Moseley C of E School locally, transport links to the City Centre, and Moseley Train Station, which is currently being developed to be opening soon. The spacious accommodation briefly consists of; fore garden and driveway, side garage, entrance porch, entrance hallway, two reception rooms with reception room two giving access to a lovely rear garden, kitchen, side covered access. To the first floor there are four bedrooms with a bathroom and separate WC. Energy Efficiency Rating: D. To arrange your viewing of this lovely home in a prime location please call our Moseley Office.



### Approach

The property is approached via a driveway providing off road parking with decorative trees, plants and shrubs to side, access to garage and leads to the storm porch with glazed front entry hall opening into:

### Hallway

With door opening into cloakroom with an obscure window to the side aspects, central heating radiator, stairs giving rise to the first floor landing, ceiling light point, door opening into further storage cupboard and further doors opening into;

### Reception Room One

17'7" into bay x 11'10" (5.37 into bay x 3.629)

With double glazed bay windows to the front aspect, two central heating radiators, ceiling light point and decorative coving to ceiling.

### Reception Room Two

15'3" x 11'11" (4.651 x 3.634)

With central heating radiator, two floor to ceiling double glazed windows with accompanying double glazed French doors giving access to the rear garden, ceiling light point, coving to ceiling,

### Kitchen/Diner

11'11" max x 11'8" max (3.649 max x 3.573 max)

Bi-folding doors opens into kitchen with an obscured glazed window to the side covered area, door giving access to the side, three double glazed windows to the rear aspect, a selection of matching wall and base units, integrated sink and drainer with two taps over, further single sink with two taps over, tiling to splash back areas, space facility for washing machine, space facility for cooker and fridge, two strip ceiling light point, in-built storage and door opening into:

### Side Covered Area

With door giving access to the front of the property, glazed door giving access to the rear garden, door opening into storage cupboard and further door opening into WC.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed obscured window to the side aspect, ceiling light point, central heating radiator and door storage cupboard with ceiling light point, loft access point and further doors opening into:

### Separate WC

With low flush push button WC, obscured double glazed window to the side aspect, and ceiling light point.

### Bathroom

9'10" max x 5'9" (3.016 max x 1.778)

Bath with two taps over and wall mounted electric shower over, tiling to splash back area, sink on pedestal, two obscured windows to the rear aspect, wash hand basin with two taps over, storage cupboard housing central heating boiler and ceiling light point.

### Bedroom One

11'11" x 18'2" (3.639 x 5.543)

With double glazed bay window to the front aspect, two ceiling light points, central heating radiator and wash hand basin on pedestal with two taps over.

### Bedroom Two

15'2" x 11'11" (4.645 x 3.645)

With double glazed window to the rear aspect, two ceiling light points, central heating radiator and sink on pedestal with two taps over.

### Bedroom Three

8'2" max x 15'0" max (2.498 max x 4.581 max)

With two ceiling light points, central heating radiator, coving to ceiling, double glazed bay window to the front aspect and further double glazed windows to both side aspects.



### Bedroom Four

6'9" x 11'2" (2.069 x 3.415)

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



### Garage

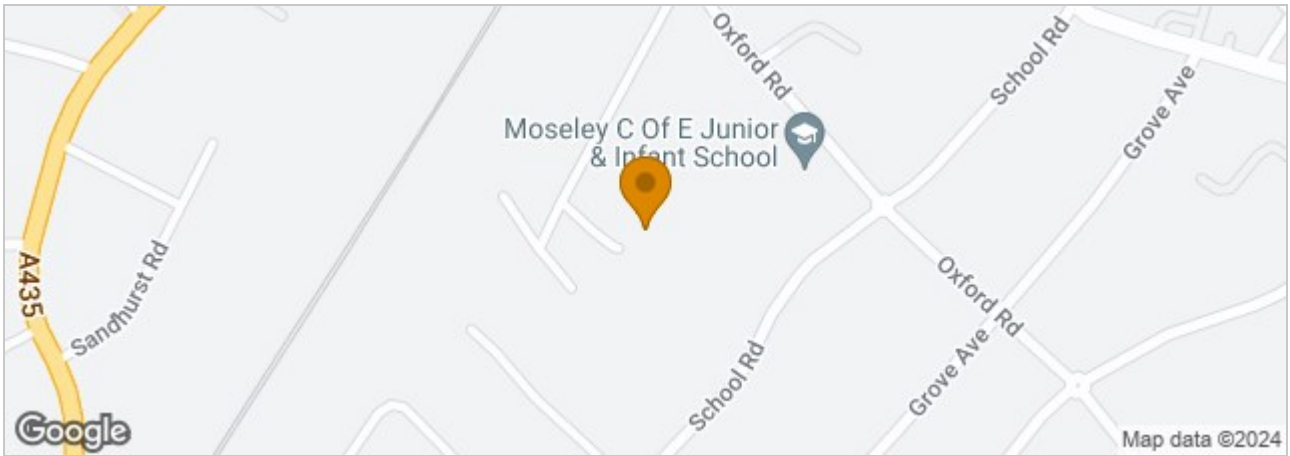
8'2" x 15'0" (2.506 x 4.596)

With ceiling strip light point, metal up and over door to the front aspect and electric meter.

### Rear Garden

With a decorative paved patio area with steps leading down to the mature garden area with decorative trees, plants and shrubs to borders, panel fencing and side access point.





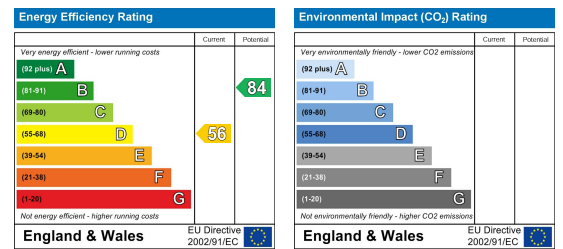
## Floor Plan



## 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.