



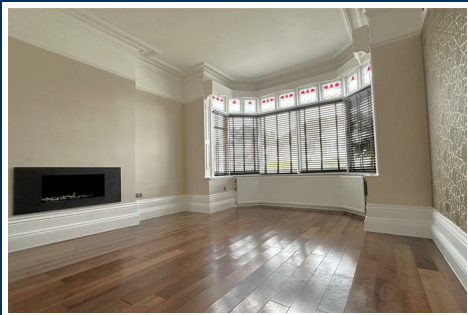
173 Woodlands Road

Sparkhill, Birmingham, B11 4ER

Offers In The Region Of £600,000



A SIMPLY BEAUTIFUL FIVE BEDROOM DETACHED HOME WITH EXTENSIVE PERIOD FEATURES AND NO CHAIN! Located in one the areas most sought after roads is this simply stunning, five bedroom, three storey, double fronted family home which has been sympathetically updated and improved over the years to offer excellent accommodation throughout with the bonus of no onward chain and further planning consents granted for extensions. Ideally placed for all the area has to offer you, having the following accommodation; front driveway and storm porch, entrance vestibule, enlarged hallway, two excellent reception rooms, third rear extended reception room, contemporary ground floor shower room, home office, excellent open-plan kitchen and dining room, utility room and a beautiful rear garden. To the first floor the main bedroom has an en-suite bathroom, two further double bedrooms, family bathroom and a further staircase rises to the top floor with two further bedrooms both eaves access with further potential. The property has planning permission for a two story side and rear extension with dormer window to the rear, plus a rear kitchen extension. Please call our Moseley office to book your viewing!



Approach

This fabulous period double fronted detached family home is approached via a low level decorative brick walling to boundary leading on to a front driveway being brick block paved with well stocked mature flowerbeds to all borders incorporating flowering shrubs, trees and plants and a pathway leading to a side wooden entrance gate giving access to the side and rear garden, then steps leading up to a ornate storm porch and an original style hardwood front entry door with stained glass leaded light window inset and window above opens into:

Entrance Vestibule

With original Minton tiled floor covering, meter storage box, cornice to ceiling, ceiling light point and frosted hardwood wooden entry door complete with leaded light stained glass windows to the sides and above opening into:

Main Entrance Hall

With an impressive balustrading staircase giving rise to the first floor, ceiling light point with ceiling rose, decorative picture rail, central heating radiator, original Minton style floor covering, open under stairs storage area, recessed spots to ceiling, cornice to ceiling and hardwood interiors doors opening into:

Front Reception One

13'6" x 18'10" to bay (4.14 x 5.75 to bay)

With original style single glazed bay window to the front aspect incorporating stained glass leaded light windows, Victorian style central heating radiator, hardwood floor covering, decorative picture rail, cornice to ceiling, ceiling light point with ceiling rose and inset gas cast iron fireplace with on raised hearth with stone effect surround and mantle piece.

Dual Aspect Reception Room Two

13'5" x 18'7" (4.1 x 5.67)

With original stained glass leaded light window to the rear aspect, original style single glazed bay window with stained glass leaded light inset to the front aspect, cornice to ceiling, decorative picture rail, ceiling light point with ceiling rose, central heating radiator, hardwood wooden floor covering and inset contemporary living flame gas fire.

Rear Extended Reception Room

28'3" x 9'9" (8.63 x 2.98)

With two double glazed windows to the side aspect, vaulted ceiling to the rear extension, double glazed French doors with accompanying double glazed windows to side and rear respectively, cornice to ceiling, decorative picture rail, tiled floor covering, inset gas log burning stove with exposed brick and mantle piece, wall mounted up-lighters, tiled floor covering and central heating radiator.

Inner Vestibule Hallway

With bespoke tiled flooring, wall mounted light point, sun light tube, loft access point and interior door opening into:

Side Home Office

18'6" x 9'0" (5.64 x 2.75)

With stained glass leaded light wooden door giving access to the front driveway with accompanying double glazed side window, ceiling light point, tiled floor covering and central heating radiator.

Contemporary Ground Floor Shower Room

8'10" max x 7'2" (2.7 max x 2.2)

From inner vestibule door opens into shower room with double walk-in shower with Triton electric shower over, push button low flush WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer, contemporary chrome heated towel rail, sun light, recessed spots to ceiling and fully tiled to splash backs and floor.

Kitchen/Dining Room

15'8" max into bay x 20'4" max (4.8 max into bay x 6.2 max)

With open archway into a superb kitchen/diner with feature arch to chimney breast, decorative plate rail, single glazed original style bay window with leaded light stained glass insets to the rear, tiled floor covering, ceiling light point, cornice to ceiling and open walkway into kitchen. With a contemporary selection of white shaker style wall and base units with quartz effect work surfaces and splash backs, inset one and a half bowl sink and drainer, integrated Bomatic coffee machine and microwave, integrated dishwasher, tiled floor covering, double glazed window to the rear aspect, recessed spots to ceiling, vaulted ceiling with double glazed Velux roof light and glazed interior door opens into:

Utility Room

7'7" x 6'7" (2.32 x 2.02)

With continued tiled floor covering, work surface, inset two ring burner gas hob, wall mounted storage cupboard, plumbing facility for tumble dryer, washing machine and fridge and freezer, ceiling light point and UPVC double glazed exterior door giving access to the rear garden.

Rear Garden

With raised hardwood rear decking with decorative balustrades with inset LED lighting, then stepping down to a further patio area which leads to the side return to the front driveway. Decorative planted archway and steps leads up to main garden area with superb lawned area with mature decorative flowerbeds to all borders with a varied selection of mature trees, plants and flowering shrubs, then in-turn leading to rear garden with hard-standing for pitch roof garden shed.

First Floor Accommodation

From hallway superb balustrading turning staircase gives rise to the first floor landing with under stairs storage cupboard, frosted single glazed sash window to the with stained glass leaded effect insets to the side, double glazed leaded light window to the front aspect, central heating radiator, two ceiling light points, decorative archway with corbels, decorative picture rail, door opening into boiler cupboard housing Vaillant combination boiler and water pressure tank and interior door opening into:

Master Bedroom

13'9" x 14'2" (4.2 x 4.32)

With double glazed window to the front aspect, central heating radiator, further double glazed window to the rear, cornice to ceiling, ceiling light point, decorative picture rail, inset electric fireplace with decorative mantle piece and surround and door and step leading into:

En-Suite

8'11" x 6'10" (2.73 x 2.1)

With double walk-in shower with mains power shower, wall hung bidet, wall hung hidden cistern WC, wash hand basin on vanity unit with underneath storage and hot and cold mixer, frosted double glazed window to the side aspect, Victoria style heated chrome radiator and towel rail, recessed spots to ceiling, fully tiled to walls and splash backs.

Bedroom Two

14'4" x 13'7" (4.38 x 4.15)

With central heating radiator, double glazed window to the front aspect and further double glazed windows to the rear, ceiling light point, cornice to ceiling and decorative picture rail.

Bedroom Three

10'6" x 14'6" into bay (3.22 x 4.42 into bay)

With double glazed bay window to the rear aspect, central heating radiator, cornice to ceiling, ceiling light point and decorative picture rail.

Bathroom

9'9" x 11'7" (2.98 x 3.54)

With hidden cistern WC, wall hung bidet, corner entry Jacuzzi bath with hot and cold taps, double sinks with hot and cold mixer taps, walk-in double shower with mains power shower, fully tiled to floor and splash-backs, Victorian style heated radiator, frosted double glazed window to the side and recessed spots to ceiling.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with doors opening into:

Bedroom Four

16'0" max x 11'9" (4.9 max x 3.6)

With double glazed dormer window to the side aspect, central heating radiator, inset original style cast iron fireplace, tongue and groove paneling to ceiling, ceiling light point and walk-in wardrobe and door opening into further eaves storage providing useful storage.

Bedroom Five

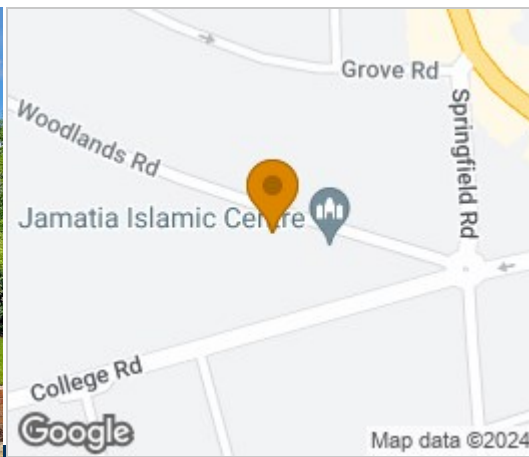
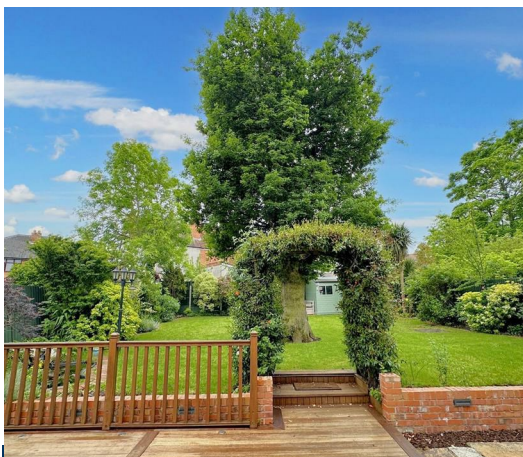
10'0" x 12'9" (3.06 x 3.9)

From Hallway stairs gives rise to the top floor bedroom with double glazed dormer windows to the front aspect, ceiling light point and central heating radiator. Door opens into loft storage area to eaves offering a superb potential with light point, currently used as storage but could be utilised for a further en-suite.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 173 Woodlands Road Sparkhill, Birmingham, B11 4ER is band D and the annual Council Tax amount is approximately £2,083.76, subject to confirmation from your legal representative





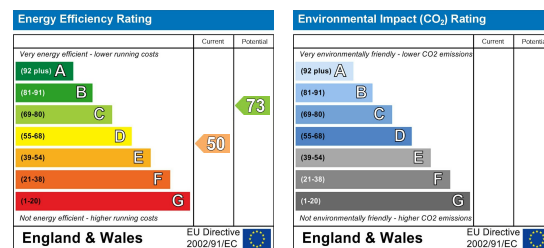
Floor Plan



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.