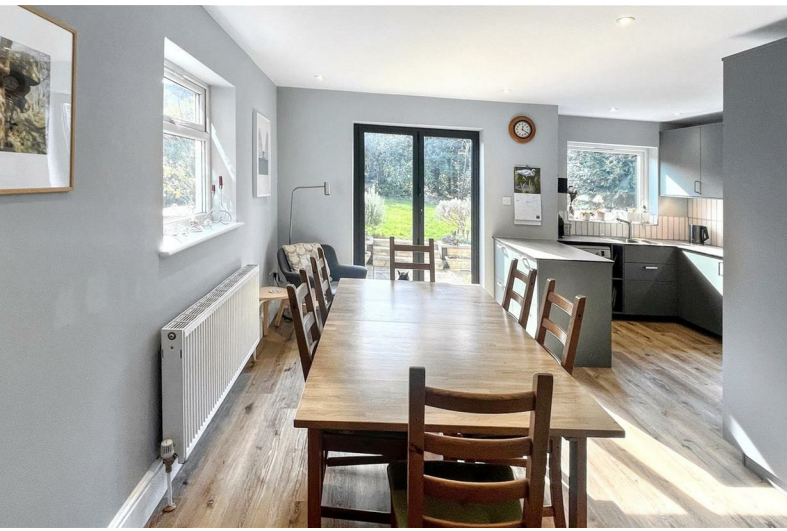




169 Woodlands Road

Sparkhill, Birmingham, B11 4ER

Offers Over £475,000



A SIMPLY BEAUTIFUL FIVE/SIX BEDROOM SEMI-DETACHED HOME WITH EXTENSIVE PERIOD FEATURES!*
 Located in one the areas most sought after roads is this stunning, five/six bedroom, three storey, semi-detached family home which has been sympathetically updated and improved over the years to offer excellent accommodation throughout with the accommodation consisting of; front driveway and storm porch, hallway, two reception rooms that can open out to a through-lounge, downstairs WC, garage, sitting room, kitchen/diner, utility room and a beautiful rear garden. To the first floor there are three bedrooms with a further office/bedroom, bathroom and stairs leading the top floor accommodation with two further bedrooms and bathroom. Energy Performance Certificate rating TBC. To arrange your viewing to fully appreciate the accommodation on offer, please contact our Moseley office.



Approach

The property is approached via a front driveway offering EV charging point and decorative frontage with mature trees and shrubs and leads to an inner porch area leading to a wooden front entrance door with original stained glass windows to side and double glazed inset opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling light point, decorative coving to ceiling, central heating radiator, wooden laminate effect flooring, further ceiling light point and doors opening into:

Downstairs WC

3'6" x 5'8" (1.08 x 1.75)

With lino to flooring, wall mounted sink with two taps over, low flush WC, ceiling spotlight and wall mounted extractor fan.

Reception Room One

16'4" into bay x 13'11" (5 into bay x 4.25)

With double glazed bay window to the front aspect, wooden flooring, ceiling light point, decorative ceiling rose, decorative coving to ceiling, central heating log burner with stone hearth around and wooden mantel piece, picture rail and doors opening into:

Reception Room Two

13'5" x 11'5" (4.11 x 3.48)

With central heating radiator, decorative coving to ceiling, ceiling light point with ceiling rose, continued wooden flooring, central heating radiator, original style fireplace with stone hearth and surround and wooden mantel piece, double glazed windows with accompanying patio doors giving views and access to the rear garden.

Garage

9'6" x 17'3" (2.91 x 5.28)

With ceiling light point, wooden doors to the front driveway, double glazed window to the rear aspect and further door giving access to the rear garden.

Sitting Room

11'5" x 11'6" (3.49 x 3.53)

With wooden laminate to flooring, double glazed bay window to the side aspect, central heating radiator, ceiling light point and open walkway into:

Kitchen/Diner

16'6" x 16'7" (5.05 x 5.07)

With continued wood effect flooring, ceiling spotlights, central heating radiator, double glazed window to the side aspect, bi-folding doors giving views and access to the rear garden. Kitchen offers a selection of wall and base units with work surfaces incorporating one and a half bowl sink and drainer with hot and cold taps, double glazed window to the rear aspect, ceiling spotlights, tiling to splash backs, integral cooker and induction hob with extractor over, space for dishwasher, built-in microwave and built-in fridge freezer and door opening into:

Utility

6'5" x 6'5" (1.97 x 1.96)

With wall and base units with laminate work surface incorporating stainless steel sink and drainer with mixer tap over, wall mounted 'Vaillant' combination boiler with an additional pump, patio door gives access to the rear garden, ceiling light point, tiling to splash backs and space for washer/dryer.

First Floor Accommodation

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

Bedroom One

12'6" x 12'11" (3.83 x 3.95)

With central heating radiator, ceiling light point with ceiling rose, fireplace with surround and mantel piece, decorative coving to ceiling and double glazed window to the front aspect.

Bedroom Two

11'0" x 11'6" (3.36 x 3.51)

With ceiling light point, door opening into storage cupboard providing useful storage, original fireplace with cast iron mantle piece, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

9'5"x 10'10" (2.88x 3.31)

With ceiling light point, central heating radiator, original fireplace with tiled hearth and mantle piece and double glazed window to the rear aspect.

Office/Nursery

8'4" x 4'7" (2.56 x 1.41)

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

Bathroom

11'0" x 6'3" (3.36 x 1.91)

With tiling to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with two taps over, panel bath with mixer tap over with shower and rainfall attachment over, wall mounted extractor fan, ceiling spotlights, coving to ceiling, tiling to splash backs, wall mounted electric towel rail and two double glazed opaque windows to the side aspect.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with loft access point, door opening into eaves storage providing useful storage, ceiling light point, double glazed window to the side aspect and doors opening into:

Bedroom Five

8'4" with restricted head height x 14'8" (2.56 with restricted head height x 4.48)

With Velux window, ceiling light point and central heating radiator.

Bedroom Six

13'4" x 13'4" max (4.07 x 4.08 max)

With ceiling light point, original wardrobe providing useful storage, central heating radiator and double glazed window to the front aspect.

Bathroom

4'4" x 8'11" (1.33 x 2.73)

With door opening into storage area providing useful storage, low flush WC, sink on pedestal with two taps over, bath with two taps over and Triton shower over, central heating radiator, wall mounted extractor fan, ceiling light point and tiled surround.

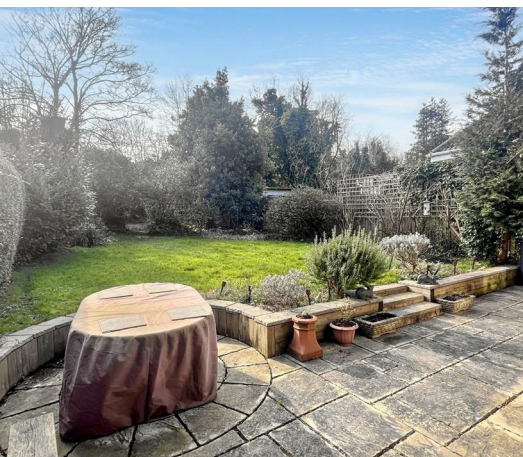
Rear Garden

With a paved patio area leading to a lawn turfed area with decorative trees and shrubs to borders, rear garden area and being finished with fencing surround.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 169 Woodlands Road, Sparkhill, Birmingham, B11 4ER is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





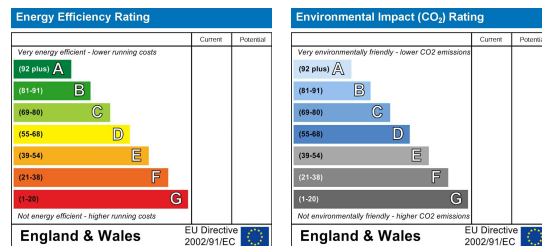
Floor Plan



Viewing

Please contact our Rice Chamberlains 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.