



47 Woodvale Road

Hall Green, Birmingham, B28 0PH

Offers Over £258,000



LOVELY MODERN THREE BEDROOM SEMI-DETACHED HOME!* We are pleased to present to the market this three bedroom, semi-detached home in this popular cul-de-sac location in Hall Green just off Scribes Lane. Being well positioned for Shirley and Solihull shopping facilities and good local transport links into the City Centre, local Train station and close to Trifford Mill Park. The property benefits from full double glazing, central heating and briefly comprises of; off road parking, entrance hallway, open plan kitchen, dining and living area with access to well maintained rear garden. To the first floor there are three bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing of this lovely property, please contact our Moseley branch.



Approach

The property is approached via a paved driveway providing off street parking for two vehicles leading to a UPVC front entry door with an accompanying double glazed windows opening into:

Hallway

With oak flooring, central heating radiator, ceiling light point, decorative coving to ceiling, stairs giving rise to the first floor accommodation, door opening into under stairs storage cupboard providing useful storage with a wall mounted light point and a wall mounted Worcester boiler then an open walkway into:

Kitchen Area

9'6" x 7'10" (2.91 x 2.41)

With a selection of cream wall and base units with wooden effect work surfaces incorporating one and a half bowl sink and drainer with mixer tap over, Bosch cooker and electric hob, space for washing machine, continued ceiling spotlights, decorative coving to ceiling, double glazed window to the rear aspect and open walkway into:

Dining and Living Area

24'10" x 9'5" lounge area 11'10" x 9'5" kitchen di (7.58 x 2.89 lounge area 3.63 x 2.89 kitchen diner)

With three central heating radiators, double glazed bay window to the front aspect, further double glazed bay window with accompanying double glazed door giving access to the rear garden, ceiling spotlights, decorative coving to ceiling and wall mounted light points.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, loft access point with pull down ladder and being boarded and doors opening into:

Bedroom One

9'6" x 12'5" (2.90 x 3.81)

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

Bedroom Two

12'4" x 9'6" (3.77 x 2.91)

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

Bedroom Three

5'10" x 6'3" (1.79 x 1.93)

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

Bathroom

6'7" x 5'11" (2.03 x 1.81)

With three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, tiling surround, double glazed opaque window to the rear aspect, ceiling spotlights, ceiling extractor fan, tiled floor covering and central heating towel rail.

Rear Garden

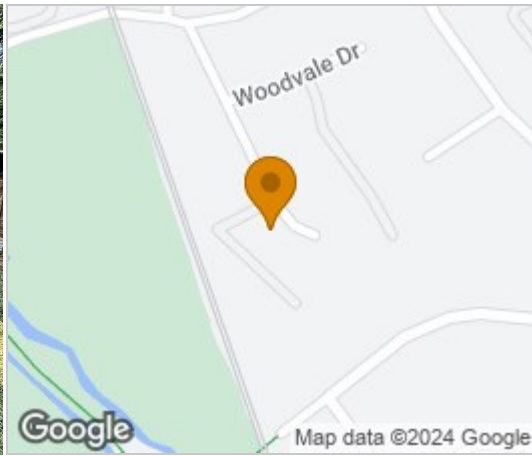
With a paved patio area with front and rear access,

lawn turfed area, decorative shrubs to borders, rear barked area with further seating area and shed and being finished with panel fencing to borders.

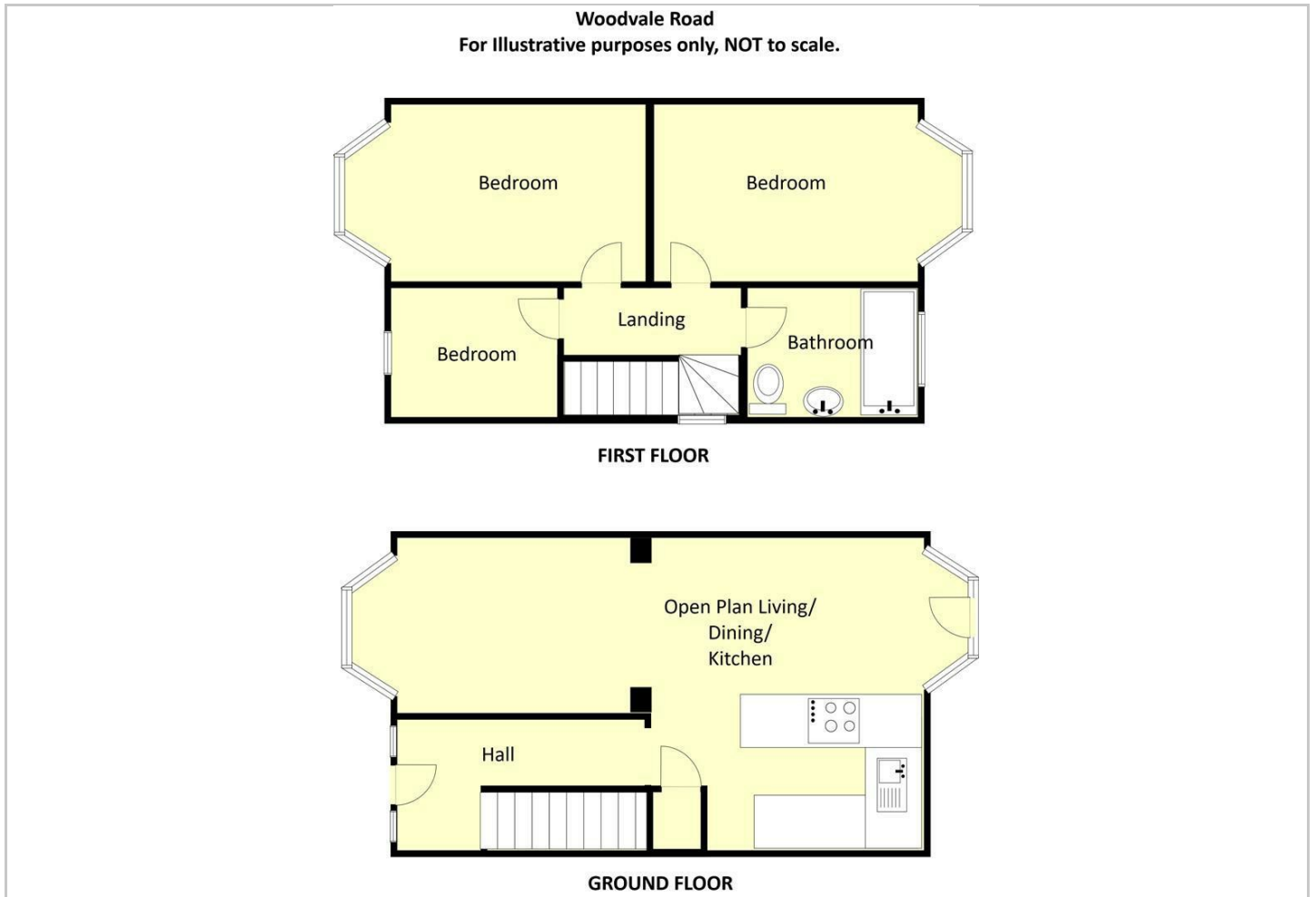
Council Tax Band

According to the Direct Gov website the Council Tax Band for 47, Woodvale Road Hall Green, Birmingham, B28 0PH is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.





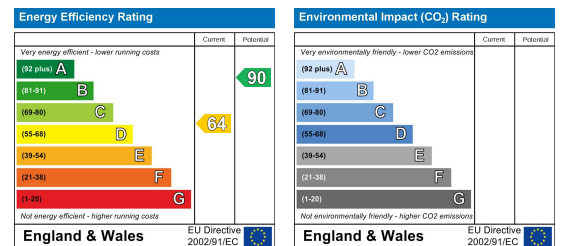
Floor Plan



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.