

Horton & Senate



104 Woodlands Road, Sparkhill, B11 4ES

Offers Over £424,950

- Popular Road
- Three Reception Rooms
- Substantially Extended
- Two Bathrooms
- Potential To Revert Back To 5 Bedrooms
- Private Rear Garden

104 Woodlands Road, Sparkhill B11 4ES

A substantially extended Four double bedroom family home situated on a popular road. This property was previously Five bedrooms and can be reverted back to Five bedrooms. The property boasts Three reception rooms, a large kitchen and two bathrooms. Early viewing is essential.

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Council Tax Band:



Approach

The property is set back from the road and is approached via a front garden leading to the porch door

Ground Floor

Hall

A large entrance hall with stairs leading to the first floor landing and doors leading to the reception rooms.

Reception One

A large double glazed bay window to the front elevation and a central heating radiator

Reception Two

A double glazed window to the rear and a central heating radiator.

Reception Three

A large reception room with three double glazed windows to the side elevation and a central heating radiator.

Extended Kitchen

The kitchen has been refitted by the current owners and has a range of modern high gloss wall and floor base units with space for appliances and a double glazed window to the side.

Ground Floor Shower Room

The suite comprises of an enclosed shower, sink and a WC. The room is fully tiled with modern tiles and there is a window to the side.

First Floor

Landing

Doors leading to the first floor rooms, a double glazed window and stairs leading to the second floor

Bedroom One

A large double bedroom with two double glazed windows to the front and space for wardrobes.

Bedroom Two

A large double bedroom with a double glazed window to the rear and space for wardrobes.

Bedroom Three

Another double bedroom with a window to the rear overlooking the rear garden

Bathroom

The family bathroom comprises of a paneled bath with shower over, sink and WC. There is tiling to splash prone areas and a double glazed window to the side

Second Floor

Landing

There is a large landing with an ideal office space, velux window and a storage cupboard

Bedroom Four/Five

This large bedroom was previously two separate bedrooms and can be put back to two bedrooms with a partition. There is a double glazed window to the front and one to the rear

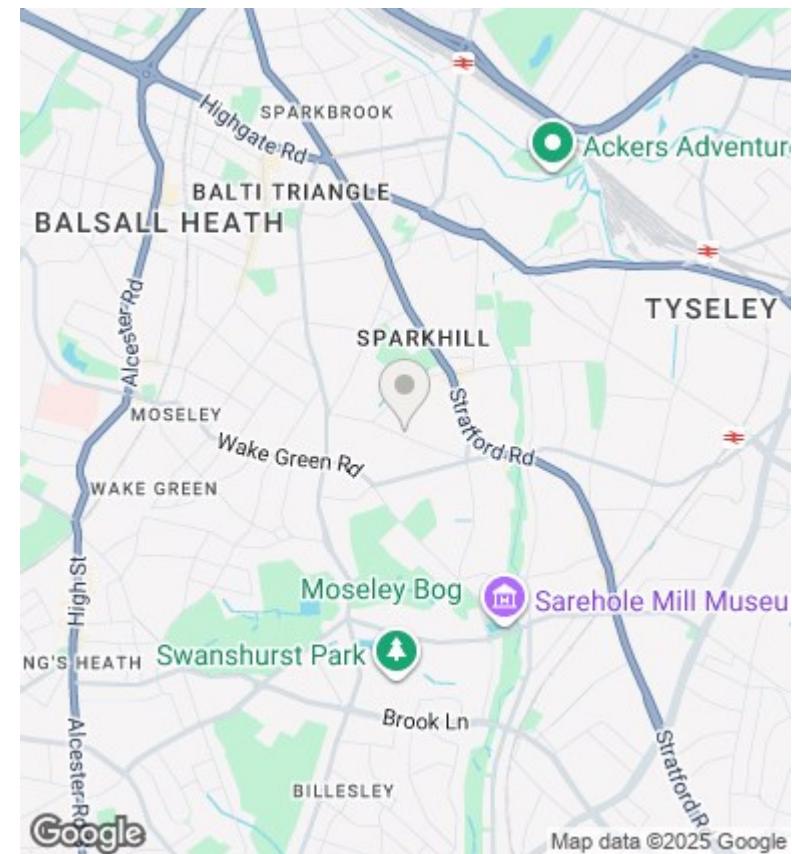
Outside

Rear Garden

A low maintenance rear garden with a slabbed patio area leading to an artificial turf area with a large outbuilding to the rear.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC