



## 31 Woodland Road

Northfield, Birmingham, B31 2HU

Offers In The Region Of £365,000



**\*WONDERFUL CHARACTER HOME WITH A HIDDEN 'BARN' IN THE GARDEN!\*** This is a lovely, period, three bedroom semi-detached home in this much sought-after location which offers a great deal of original character and period features. There is also a great deal of scope to improve and extend subject to the relevant consent alongside having a hidden gem in the garden! Ideally placed for all the nearby amenities including popular local schools, good commuter links via the nearby train station and road links, alongside motorway access and all of the shopping facilities in nearby Northfield, Bournville and Longbridge village. The accommodation on offer briefly comprises; driveway and garden, storm porch, lovely entrance hall, dining room, living room, kitchen, side lean-to, toilet, lovely mature gardens and to the area is a garden 'barn' with lots of scope and potential. To the first floor there are two excellent double bedrooms, further good size single room and an enlarged four piece bathroom. To book your viewing of this lovely home please call our Bournville sales team! Council Tax Band D and EPC Rating D.



### Approach

This characterful and sizable three bedroom semi detached property is approached via a block paved front driveway providing off street parking with fore lawn, wooden side access gate to side passageway to the rear garden, brick arched feature storm porch with red quarry tiled floor, light point and gives access to an original style hardwood door with feature inset stained glass leaded light window opens into:

### Entrance Hall

With wooden beam to ceiling, decorative picture rail, ceiling light point, stairs giving rise to the first floor landing and original style internal doors opening into:

### Front Reception Room

14'9" into bay x 12'0" (4.5 into bay x 3.67)

With double glazed bay window to the front aspect with lattice effect insets, ceiling light point, picture rail, central heating radiator, under stairs storage cupboard with double glazed window into passageway and providing useful storage and decorative wooden mantle piece and surround.

### Rear Reception Room

11'10" x 13'5" (3.63 x 4.1)

With ceiling mounted beams, double glazed lattice effect leaded light French doors with accompanying side windows giving views and access to the rear garden, decorative picture rail, central heating radiator and inset wooden mantle piece and surround.

### Kitchen

9'5" x 8'2" (2.89 x 2.5)

With a matching selection of wall and base units with inset five ring burner gas hob, in-built double oven, space facility for washing machine and fridge freezer, space facility for slimline dishwasher, roll edge work surface, in-built boiler cupboard housing the Worcester Bosch combination boiler, double glazed window to the rear aspect, tiling to splash backs, laminate wood effect floor covering, cornice to ceiling, ceiling light point, central heating radiator and original style exterior door opens into:

### Side Lean-to

With feature opening wooden doors to the front driveway, covered storage areas including garden storage and open walkway to the rear garden.

### First Floor Accommodation

From hallway turning staircase with decorative balustrades gives rise to the first floor landing with feature leaded light stained glass double glazed window to the side aspect, ceiling light point, decorative picture rail and original style interior doors opening into:

### Bedroom One

14'7" x 12'0" (4.47 x 3.68)

With picture rail, ceiling light point, inset mantle piece and surround, double glazed lattice effect bay window to the front aspect and central heating radiator.

### Bedroom Two

12'1" x 11'11" to recess (3.69 x 3.65 to recess)

With double glazed window with lattice effect insets to the rear aspect, decorative picture rail, ceiling light point, further original style decorative mantle piece and surround and central heating radiator.

### Bedroom Three

8'3" x 8'7" (2.54 x 2.63)

With double glazed lattice effect window to the front aspect, picture rail, central heating radiator and ceiling light point.

### Enlarged Bathroom

8'2" max x 9'4" max (2.5 max x 2.86 max)

With corner bath with hot and cold mixer tap and shower attachment, low flush WC, walk-in corner shower with mains power shower, wash hand basin on pedestal with hot and cold taps, frosted lattice effect double glazed windows to the rear and side respectively, central heating radiator, fully tiled to all walls and laminate wood effect floor covering.

### Rear Garden

A beautifully maintained rear garden being accessed from the rear living room or side passageway leads to an initial patio area with

excellent outside seating and entertaining area and leads on to a beautifully kept mature rear garden with mature lawns with a varied selection of trees, plants and shrubs, also incorporating raised vegetable patches, hard standing for a greenhouse, low level picket fence and pathway giving access to the rear garden area. A mature rear garden with panel fencing to all borders and incorporating grass areas with mature trees, plants and shrubs and a pathway leading to the rear garden with an electric street lamp, further panel fencing and trees and in-turn leading to the rear garden room.

### Garden Room

27'10" max x 14'0" max (8.5 max x 4.28 max)

From the rear garden area step leads up to wooden stable opening door into this superb rear garden room with ceiling light point, concrete floor, could be converted into a studio, gym, home office or garage accessed via a rear service road, being wooden construction with a pitch vaulted ceiling, electric and lighting.





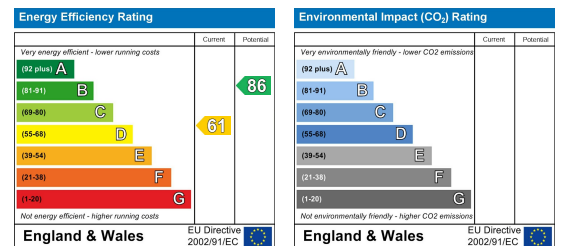
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 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.