



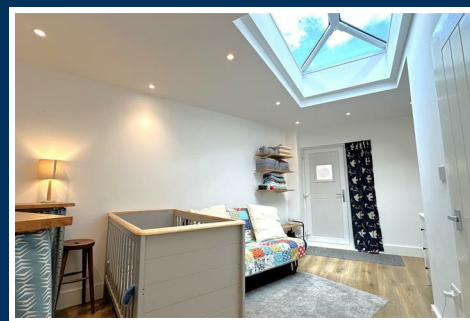
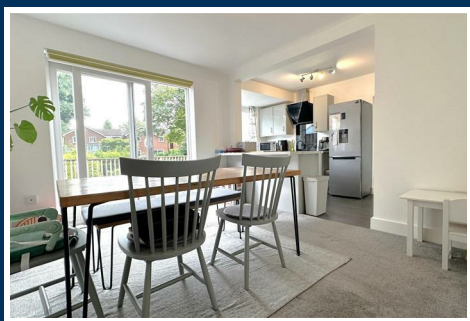
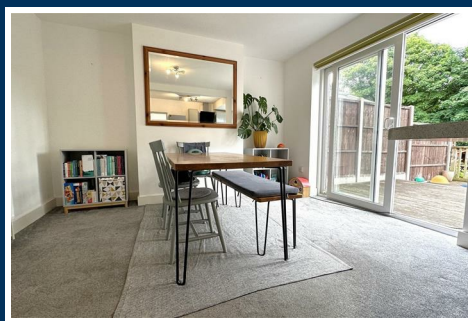
18 Woodfall Avenue

Cotteridge, Birmingham, B30 1NR

Offers In The Region Of £400,000



LOVELY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME - NO CHAIN!! This is an excellent, extended character home which offers superb space and style and a stunning sunny rear garden plot! Being perfectly positioned in this quiet cul-de-sac off Watford Road you are only a short stroll into Cotteridge park alongside being well placed for the sought-after local schools, all the amenities in nearby Bournville, Cotteridge and handy for thriving Strichley. You also have lots of handy commuter links on your doorstep including nearby Bournville and Kings Norton train stations and Bristol and Pershore Roads. The house itself offers; front driveway, entrance porch, hallway, front living room, excellent open plan and extended kitchen and dining room, ground floor extended utility room / 4th bedroom with an en-suite bathroom and then a wonderful rear garden plot with a sunny aspect. To the first floor there are two good double bedrooms, single bedroom and a modern bathroom. Please call our Bournville team to book your viewing! Council Tax Band C and EPC Rating D.



Approach

This superbly presented and extended three bedroom semi-detached home is approached via a front driveway with off street parking leading to a side UPVC access door to side extension or frosted double glazed French doors with accompanying side and above windows opening into:

Entrance Porch

With a further UPVC frosted double glazed door opening into:

Entrance Hallway

With laminate wood effect floor covering, stairs to the first floor landing, double glazed window to the front aspect, in-built meter storage boxes, central heating radiator, door opening into under stairs storage cupboard housing Ariston combination boiler and interior door from the hallway opens into:

Front Reception Room

14'3" to bay x 11'5" to recess (4.36 to bay x 3.48 to recess)

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

Superb Kitchen/Dining Room

19'0" max x 12'3" max (5.8 max x 3.75 max)

Kitchen area with a selection of contemporary light grey gloss fronted wall and base units with marble effect work surfaces, integrated Zanussi electric

hob with in-built contemporary extractor over, in-built Hotpoint oven, ceramic one and a half drainer and sink with hot and cold mixer tap, integrated dishwasher, space facility for fridge freezer, continued laminate wood effect floor covering, double glazed bay window to the rear aspect, glazed interior door opening into side extension and open walkway into dining area. Dining area with double glazed sliding patio doors to the rear garden, central heating radiator and ceiling light point.

Side Extension

17'0" max x 10'9" max (5.2 max x 3.3 max)

Currently being utilised as bedroom four or could make use as a home office or guest accommodation. With double glazed lantern ceiling light point, recessed spots to ceiling, hardwood wooden floor covering, central heating radiator, double glazed door to front driveway and further UPVC double glazed door to the rear garden, work surface and storage area and work benches, wall mounted cupboards and door opening into:

Ground Floor WC

8'10" x 2'5" (2.7 x 0.75)

With wooden effect floor covering, push button WC, space saver wash hand basin with hot and cold mixer tap and under sink storage, wall mounted electric heated radiator, plumbing facility for washing machine and or tumble dryer, recessed spots to ceiling and ceiling mounted extractor fan.

First Floor Accommodation

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

Bedroom One

14'5" into bay x 11'5" to recess (4.4 into bay x 3.5 to recess)

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

Bedroom Two

12'6" x 11'5" (3.83 x 3.48)

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

Bedroom Three

6'10" x 6'11" (2.1 x 2.12)

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

Bathroom

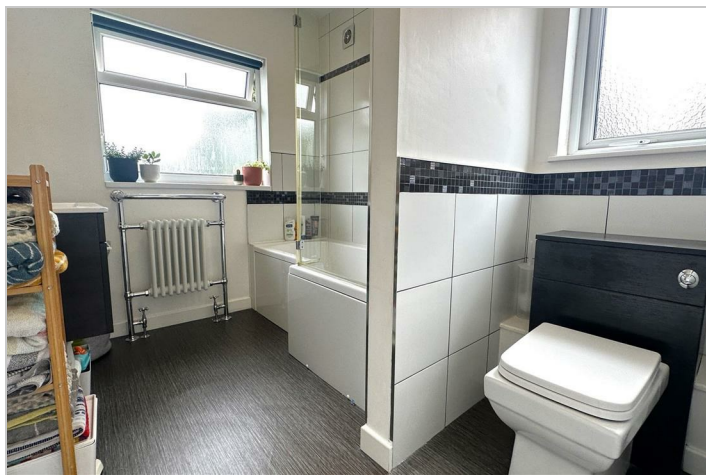
9'4" x 6'10" (2.87 x 2.09)

With a dual aspect bathroom with frosted double glazed window to the rear and side respectively, hidden cistern contemporary push button WC,

p-shaped panel bath with glass shower screen and mains power shower over, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, recessed spots to ceiling, tiling to all splash backs, laminate wood effect floor covering, Victorian, style heated towel rail and radiator and loft access point.

Rear Garden

Being accessed from the side extension or the kitchen/dining room leads out to a superb full width raised decking area for outside entertaining space and giving lovely views of the rear garden then balustrading steps leads down to the main garden area. This superb mature rear garden being laid mainly mature lawn with a varied selection of mature trees, plants and shrubs and also incorporating raised flowerbeds to all borders and being finished with panel fencing.





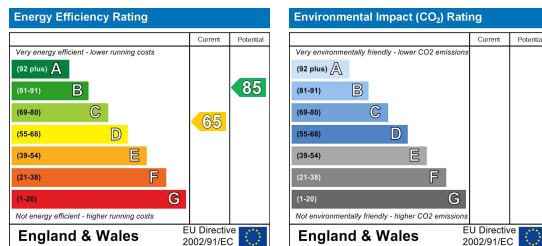
Floor Plan



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.