



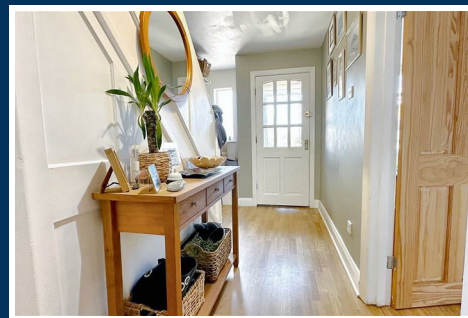
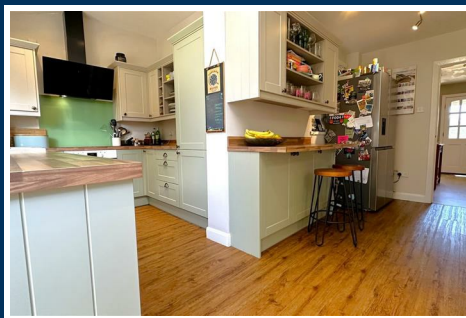
25 Woodfall Avenue

Cotteridge, Birmingham, B30 1NR

Offers In The Region Of £450,000



LOVELY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME!! This is an excellent, extended character home which offers superb space and style and a stunning sunny rear garden with a kitchen - dining extension and loft conversion! 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, extended living and dining room, ground floor wc and mature rear garden with various decking and seating areas. To the first floor there are two good double bedrooms, single bedroom and a modern bathroom with a further staircase giving rise to the top floor fourth bedroom with en-suite shower room. Please call our Bournville team to book your viewing! Council Tax Band C and EPC Rating D.



Approach

The property is approached via a block brick paved driveway providing off street parking with raised brick decorative mature flowerbeds to borders with a well stocked varied selection of trees, plants and shrubs and side access to double opening doors to garage and then in-turn leading to a UPVC double glazed door opening into:

Vestibule

With exposed wooden floor covering and glazed hardwood door opening into:

Entrance Hallway

With central heating radiator, frosted double glazed window to the front aspect, stairs giving rise to the first floor landing, ceiling light point, laminate wood effect flooring and internal doors opening into:

Downstairs WC

5'4" x 2'6" (1.65 x 0.78)

With push button low flush WC, wall mounted wash hand basin with hot and cold taps, frosted double glazed window to the garage, tiling to splash backs and floor, ceiling light point and wall mounted electric fuse box.

Front Reception Room

14'11" to bay x 11'8" to recess (4.55 to bay x 3.56 to recess)

With double glazed bay window to the front aspect, ceiling light point, in-built shelving to alcoves, inset gas fire (not tested) on raised hearth and decorative wooden mantle piece and surround continued, laminate wood floor covering, central heating radiator and cornice to ceiling.

Extended Living/Dining Room

19'6" x 10'5" (5.95 x 3.2)

Living area with continued laminate floor covering, inset electric fire with wooden mantle piece and surround and

raised hearth, wall mounted light points, ceiling light point, cornice to ceiling, central heating radiator and open walkway into dining area. With double glazed Velux roof light, recessed spots to ceiling, double glazed French doors with accompanying side windows giving views and access to the rear garden, continued laminate floor covering and contemporary wall mounted central heating radiator with door opening into;

Extended L-Shaped Breakfast Kitchen

15'2" max x 15'5" max x 5'8" min (4.63 max x 4.7 max x 1.74 min)

From the hall or rear dining room; With window to garage, ceiling light point, breakfast bar area with in-built cupboard storage space, space facility for an American style fridge freezer, laminate wood effect floor covering, contemporary wall mounted column radiator, double glazed UPVC exterior door giving access to the rear garden and opening run into the kitchen area. With a selection of light sage green and grey mixed wall and base units with wood effect work surfaces, ceramic sink and drainer with hot and cold mixer tap, integrated double Hotpoint oven with five ring burner induction hob with contemporary in-built extractor over, boiler cupboard housing Worcester Bosch combination boiler, integrated dishwasher, integrated washing machine, space for in-built microwave, double glazed Velux roof light to the rear, double glazed window to the rear aspect,

Rear Garden

From the dining area or kitchen step leads down to a superb rear garden with a full width brick paved patio with raised brick flowerbeds to all borders, then steps leading to main garden area with lawn and low maintenance decorative flowerbeds and raised decking areas for various outside seating area. Garden being well stocked with a selection of plants, trees and shrubs with panel fencing and hedgerows to borders. The garden wraps round to the side of the property with a access gate into the garage area.

Garage Area

13'2" x 11'6" (4.03 x 3.53)

Currently being used as storage area with ceiling light point, brick block paved flooring and metal up and over door to driveway.

First Floor Accommodation

From hallway staircase gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, further stairs giving rise to the top floor, central heating radiator and internal doors opening into:

Bedroom One

11'7" x 13'10" to bay (3.54 x 4.23 to bay)

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

Bathroom

7'0" x 7'1" (2.14 x 2.18)

With p-shaped panel bath with mains power shower over, wash hand basin with hot and cold mixer and hidden cistern push button WC in vanity unit with under sink storage, fully tiled to splash backs and floor, cornice to ceiling, frosted double glazed window to the front aspect, ceiling light point and wall mounted heated chrome towel rail.

Bedroom Two

11'6" x 8'10" (3.53 x 2.7)

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

Bedroom Three

8'10" x 6'10" (2.7 x 2.09)

With double glazed window to the front and side respectively, central heating radiator, ceiling light point and oft access point.

Top Floor Accommodation

From first floor landing turning staircase gives rise to the top floor landing with ceiling light point, feature glass bricks to fourth bedroom and internal door opening into:

Bedroom Four

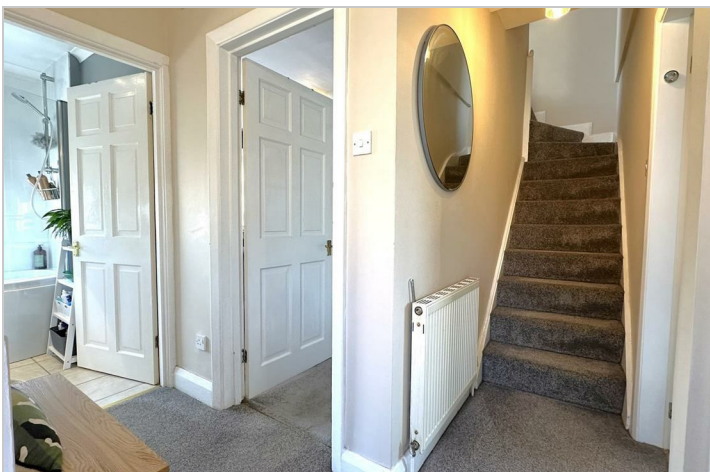
18'4" max x 10'5" max (5.6 max x 3.2 max)

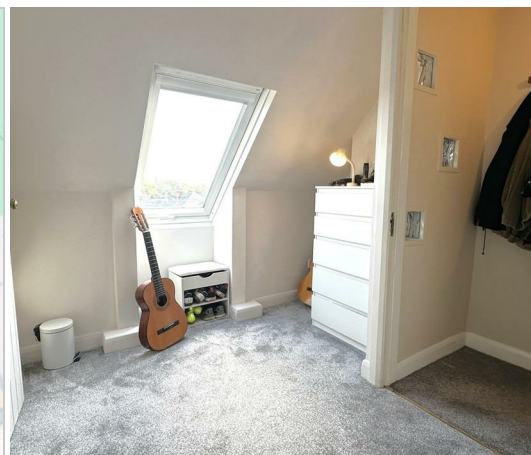
With double glazed picture Velux roof light to the front aspect, further double glazed Velux roof light to rear, recessed spots to ceiling, central heating radiator, storage areas, recessed spotlights and internal door opening into:

En-Suite

6'0" with restricted head height x 2'7" (1.85 with restricted head height x 0.79)

With push button low flush WC, wall hung wash hand basin with hot and cold taps, wall mounted extractor fan, walk-in shower with Triton electric shower over and fully tiled to splash backs.





Floor Plan

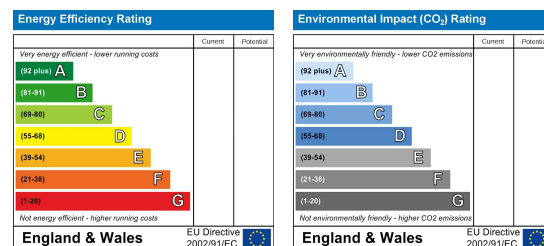
Woodfall Avenue
For illustrative purposes only, NOT to scale.



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.