



## 29 Woodland Road

Northfield, Birmingham, B31 2HU

Offers In The Region Of £385,000





**\*WONDERFUL CHARACTER 4 BEDROOM HOME!\*** This is a lovely, period, four bedroom, three storey, semi-detached home in this much sought-after location which offers a great deal of original character and period features and is beautifully presented throughout. There is also a great deal of scope to improve and extend subject to the relevant consent alongside having a lovely sunny garden and rear access! 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, ground floor shower room and wc, dining room, living room, modern kitchen, side lean-to, lovely mature garden with rear access with a garage. To the first floor there are two excellent double bedrooms, further good size single room and an enlarged four piece bathroom. A further staircase then gives rise up to the fourth bedroom. To book your viewing of this lovely home please call our Bournville sales team! Council Tax Band D and EPC Rating TBC.



### Approach

This nicely presented four bedroom semi detached property is approached via a block brick paved driveway providing off street parking for multi vehicles including side access road giving access to the rear of the property. Driveway leads to an arched storm porch with ceiling light and exposed brick and in-turn leading to an original stained glass leaded light hardwood front door with accompanying leaded light windows opening into:

### Entrance Hall

With exposed wooden beams, central heating radiator, stairs with balustrades gives rise to the first floor landing, ceiling light point, picture rail and original style interior doors opening into:

### Re-Fitted Ground Floor Shower Room

With push button low flush WC, space saving wash hand basin on pedestal with under sink storage with hot and cold mixer tap, wall mounted contemporary wall mounted column radiator, walk-in shower with mains power shower over, fully tiled to splash backs, recessed spots to ceiling, in-built boiler cupboard housing Worcester Bosch combination boiler and frosted double glazed window to the side aspect.

### Front Reception Room

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

With double glazed lattice effect bay window to the front aspect, central heating radiator, ceiling light point, cornice to ceiling, dado rail, inset gas fire (unused and not tested) with wooden mantle piece and surround.

### Reception Room Two

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

With double glazed French doors with accompanying double glazed windows to the rear, two central heating radiators, inset electric log burning stove on raised hearth, painted ceiling beams, ceiling light point and picture rail.

### Re-Fitted Kitchen

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

With a selection of cream fronted contemporary wall and base units, integrated four ring burner Neff electric hob, integrated Bosch oven, space facility for dishwasher, stainless steel sink and drainer with hot and cold mixer tap, under counter fridge, ceiling light point, double glazed window to the rear aspect, tiling to splash backs, central heating radiator and exterior door and step leads down into:

### Lean-To

With wooden opening gate to driveway, storage area with rear area with wooden opening gates to the rear garden, space facility for freezer, washing machine and tumble dryer and wooden door opening into garden shed.

### First Floor Landing

From hallway stairs gives rise to the first floor landing with original stained glass leaded light window to the side aspect with secondary glazing, ceiling light point, decorative picture rail and original interior doors opening into:

### Bedroom One

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

With double glazed lattice bay window to the front aspect, central heating radiator, ceiling light point and in-built bedroom storage including double wardrobes and overhead storage units.

### Bedroom Two

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

With double glazed window to the rear aspect, in-built double wardrobes, central heating radiator, under stairs storage and ceiling light point.

### Bedroom Three

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

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

### Bathroom

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

A large four piece bathroom suite with double glazed window to the side and rear respectively, fully tiled to all walls, lino floor covering, panel bath with hot and cold mixer tap and shower attachment, low flush push button WC, corner entry shower with Aqua-tronic electric shower over, wash hand basin on pedestal, ceiling light point, central heating radiator and partial tongue and groove paneling to walls

### Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing with ceiling light point and door opening into:

### Bedroom Four

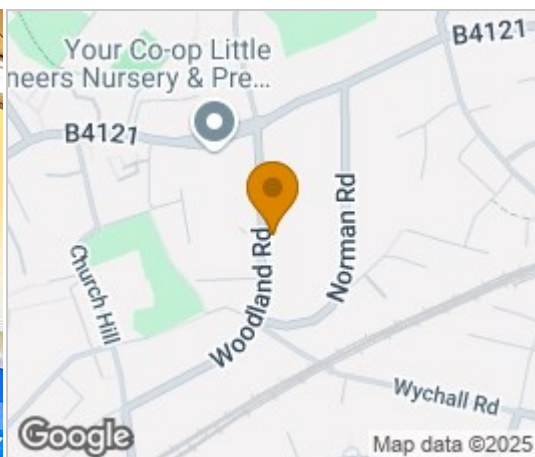
With double glazed Velux roof light to front and further double glazed Velux roof light to the side, ceiling light point, ceiling fully clad timber pine and storage to eaves.

### Rear Garden

With a initial full width patio area for outside seating and entertaining, then leading to the main garden area with mature lawns and decorative flowerbeds and hedgerows to borders and then a pathway leads to the rear garden area with further lawns and pathways, double opening to wooden rear access gate and access into wooden garage providing the further potential but could look at being re-built.

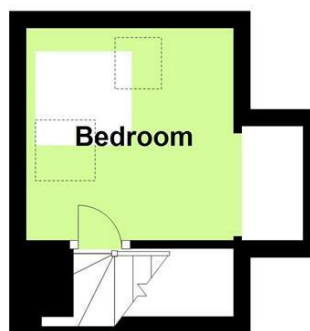
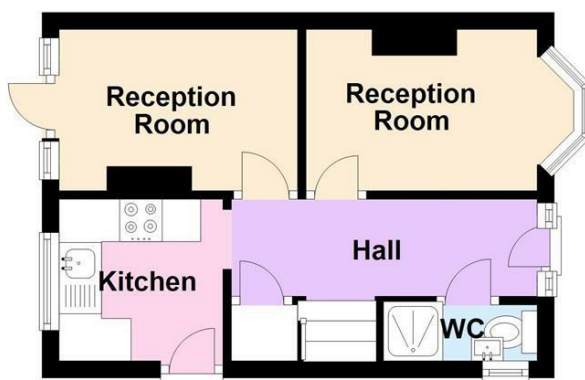






## Floor Plan

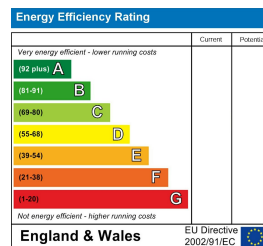
Woodland Road - NOT TO SCALE - For illustrative purposes only



## Viewing

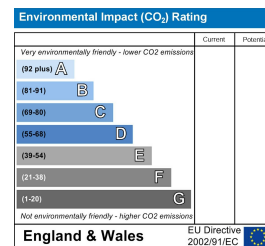
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



England & Wales

EU Directive 2002/91/EC



England & Wales

EU Directive 2002/91/EC

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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.