



Woodville Road, Birmingham, B17

Offers In The Region Of £950,000

McHugo Homes

[www.mchugohomes.co.uk](http://www.mchugohomes.co.uk) | 0121 5170251

**MCHUGO**  
HOMES





- Open House Saturday 18th May
- Four double bedrooms
- Bathroom and ensuite
- Two reception rooms
- Refitted kitchen
- Flexible accommodation of over 2200 sq ft
- Large rear garden
- Welcoming driveway plus garage

Welcome to your new family sanctuary on Woodville Road, nestled in the heart of Harborne.

This spacious four-bedroom detached property offers over 2200 square feet of accommodation, the perfect blend of modern comforts and timeless charm, providing the ideal backdrop for creating cherished family memories.





## Property

As you step through the door, you're greeted by a sense of warmth and space, with two inviting reception rooms offering ample space for relaxing, entertaining, and spending quality time with loved ones.

The separate kitchen provides the perfect setting for culinary adventures, with modern appliances and plenty of storage space to inspire your inner chef. Practicality meets character features on the ground floor, with a utility area and WC.

The large garage with original coach house style doors offers space in addition to the welcoming spacious driveway, or additional storage space/the perfect workshop for DIY enthusiasts, catering to all your family's needs.

Upstairs, the first floor boasts three generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. A modern family bathroom and separate WC ensure convenience for busy mornings or tranquil evening routines. But the luxury doesn't end there

– ascend to the top floor, where a further bedroom and gorgeous fitted bathroom await. This private oasis offers the perfect escape from the hustle and bustle of daily life, providing a tranquil space to unwind and rejuvenate.

Outside, the property boasts a large, well-maintained rear garden, offering endless possibilities for outdoor enjoyment. Whether you're hosting summer barbecues, playing with the kids, or simply enjoying a quiet moment surrounded by nature, this outdoor haven is sure to delight. Practical features such as double glazing, gas central heating, and an alarm system complement the property's character features, ensuring comfort, security, and efficiency year-round.

## Area

Situated within a short walk of Harborne's finest amenities, one of Birmingham's most sought-after neighbourhoods, Woodville Road offers a harmonious blend of modern living and the charm of a well-established community. This exclusive avenue presents an exceptional opportunity to experience the best of both worlds - the tranquillity of a private enclave and the convenience of easy access to Harborne's increasingly vibrant amenities.

Situated just off Court Oak Road, Woodville Road is a convenient walk from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Foodhall and Waitrose, along with a plethora of independent restaurants and eateries.

Queen Elizabeth hospital, Birmingham University and Medical Quarter are within easy reach, as is Birmingham city centre via arterial road and transport links, such as A456 connection to M5 access and close to M5 and University train station links to city centre.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, and a very short walk to Baskerville School, with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with

Halfeld Preparatory School, West House, The Blue Coat and St George's Schools a short commute.

Leisure facilities nearby include Harborne Pool & Fitness centre, Harborne golf club a nine iron drive away, The Edgbaston Priory Tennis and Squash club, host to prestigious tennis events, Edgbaston Golf club and world renowned Edgbaston cricket ground the home of international cricket tournaments. Recreational facilities such as Queens Park is a brief walk away with Botanical Gardens and Martineau Gardens a short journey away.

## Approach

Large tarmac driveway, doors to garage and front door to:

## Porch

Double glazed windows, terrazzo marble flooring, two decorative wall mounted light points, door to:

## Entrance Hall

Beautiful original oak wooden flooring, thermostat control, two ceiling light points, radiator, carpeted stairs to first floor and doors to:

## Dining/Sitting Room

A beautiful parquet wooden flooring, four wall light points, power points, original art deco working fire with tile surround and hearth, double glazed bay window, two radiators, ceiling coving.

## Living Room

Original oak wooden flooring, double glazed sliding patio doors leads to garden, original art deco working fire with tile surround and hearth, power points, four wall and one ceiling light points, radiator.

## Kitchen

A range of wall and base mounted cabinetry, two integrated under counter fridges, roll worktop surfaces, stainless steel sink with mixer tap over, double glazed windows, sliding patio door opening to garden, further fitted appliances of 'Bosch' oven/grill and oven below four ring gas hob with 'Neff' extractor hood above, two ceiling flush lights, further light points including under unit strip lighting, tiling to splash back areas, tall radiator.

## Utility Room

Plumbing for washing machine, double glazed window with rear aspect, double glazed panelled door accessing garden, pitched ceiling with two 'Velux' skylights and strip light, power points and bi-folding doors opening into garage.

## Garage

Bi-folding doors, ceiling strip light, fuse board, water cylinder, 'Worcester' boiler, power points.

## WC

Low level WC, wash hand basin, window and ceiling flush light.

## First Floor landing

Obscure glazed window with side aspect, storage, carpeted stairs to second floor and doors to:

## Bedroom One

Double glazed bay window with front aspect, beautiful parquet wooden flooring, full width fitted wardrobes, power points, radiator.

## Bedroom Three

Double glazed picture window with rear aspect, carpeted, two ceiling light points, radiator, power points.

## Bathroom

Contemporary suite of bath, double floating wash hand basins with mixed taps and fitted mirrors above, large walk in shower with rain shower head and adjustable hand held hose, plus ceiling flush flight.

## Separate WC

Low level WC, wash hand basin within vanity unit with mixer tap above, obscure double glazed window with side aspect, ceiling flush light.

## Bedroom Four

Two double glazed windows with the front aspect, carpeted, three ceiling light points with dimmer switch, power points, radiator, access to:

## Dressing Room

Multipurpose room ideal for study or dressing room, offering double glazed window with rear aspect, radiator, ceiling light point with two spot plate, power points, carpeted.

## Second Floor

## Bedroom Two

Two 'Velux' skylights, carpeted, fitted wardrobe, eaves storage, further skylight, power points, ceiling light point, door to:

## Ensuite

Large ceiling 'Velux' skylight, partly tiled, matching suite of low level WC, bath and sink within vanity unit, plus corner shower cubicle with adjustable hose, extractor fan, ceiling flush light.

## Garden

Predominantly laid to lawn and immaculately presented, with hedgerow and fencing to boundary, paved patio area and walkway to rear, beautiful summer house with double opening doors and power supply, plus outbuilding ideal for garden store or potential workshop, with purpose built Wendy house.

## Details

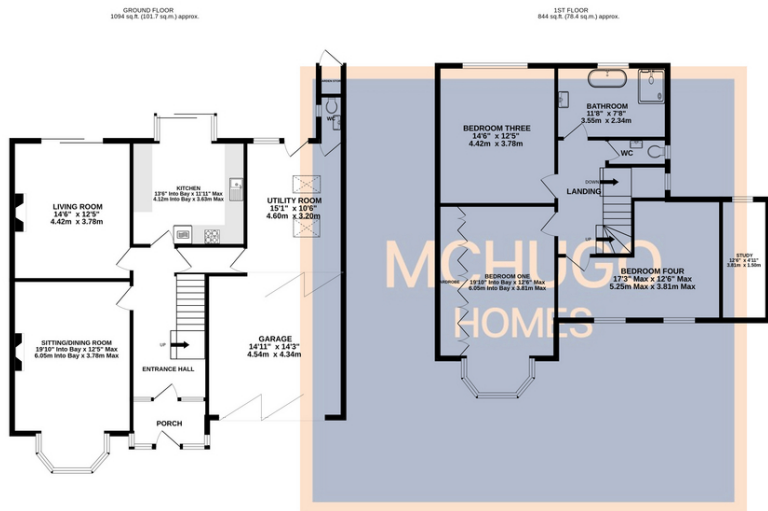
TENURE: FREEHOLD

EPC: E

COUNCIL TAX: F

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available





1ST FLR DOOR 844 sq.ft. (77.4 sq.m.) approx.

2ND FLR DOOR 291 sq.ft. (27.0 sq.m.) approx.

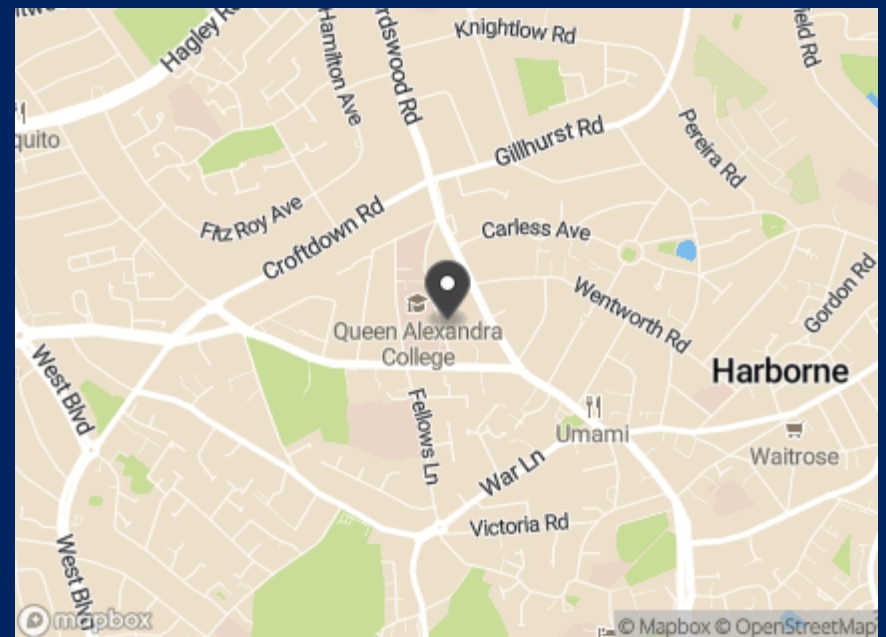


TOTAL FLOOR AREA : 2229 sq.ft. (207.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		54	71
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		38	55
England, Scotland & Wales		EU Directive 2002/91/EC	



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