

DRAKES

ESTATE AGENTS



Woodman Road, Birmingham, B14 5UB

£315,000

- A Beautifully Presented Semi-Detached
- Three Bedrooms
- Modern Living/Dining Kitchen
- Lounge
- Luxury Bathroom
- South Facing Rear Garden
- Garage
- Off Road Parking
- Cul-de-sac Location



SCAN TO VIEW
VIRTUAL TOUR

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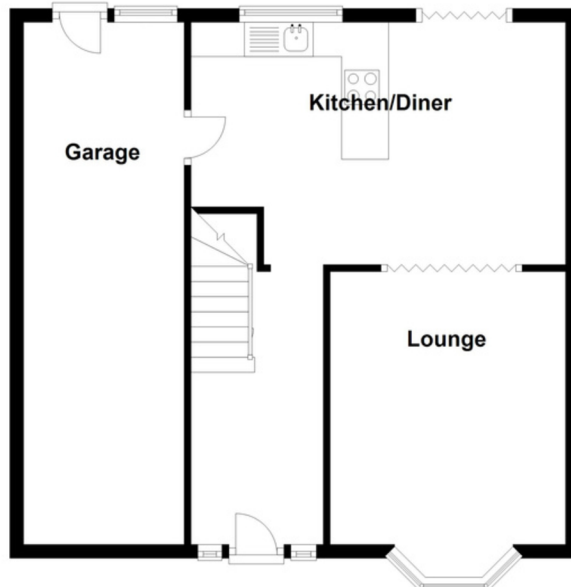
- Kitchen to rear - 5.56m x 3.48m (18'3" x 11'5")
- Lounge to front - 4.27m x 3.51m (14'0" x 11'6")
- Bedroom One to front - 4.44m x 2.84m (14'7" x 9'4") into bay + fitted wardrobes
- Bedroom Two to rear - 3.61m x 2.62m (11'10" x 8'7") + fitted wardrobes
- Bedroom Three to front - 2.24m x 1.96m (7'4" x 6'5")
- Bathroom to rear - 2.54m x 2.18m (8'4" x 7'2")
- Garage - 5.59m x 2.46m (18'4" x 8'1")

A beautifully presented and much improved semi-detached property set in a quiet cul-de-sac location with tastefully appointed accommodation briefly affording a reception hall, modern living/dining kitchen, lounge with a feature fireplace, three bedrooms, luxury bathroom, South-facing garden, garage and driveway providing off road parking.

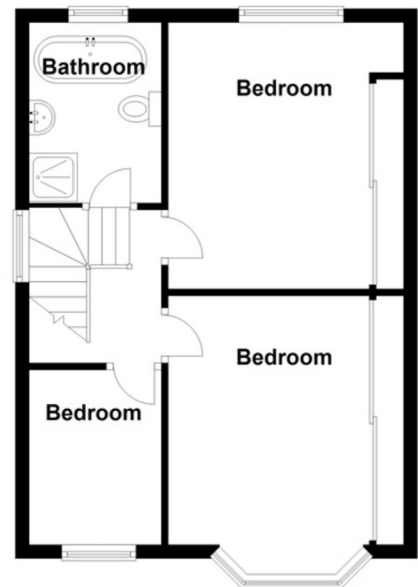
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C
 EPC Rating: D
 Tenure: Freehold

Ground Floor



First Floor



Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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