



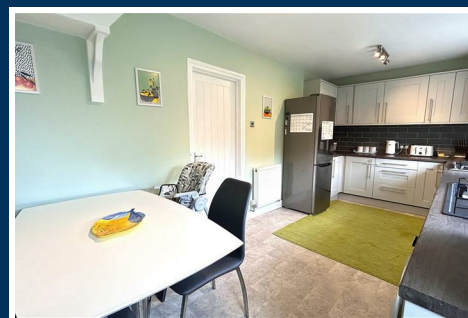
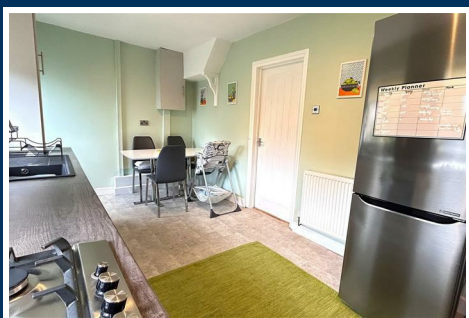
57 Woodmeadow Road

Kings Norton, Birmingham, B30 3PH

Offers In The Region Of £220,000



SUPERB TWO BEDROOM SEMI-DETACHED HOME READY TO MOVE STRAIGHT INTO! Located in this popular spot close to all the local amenities including great transport links is this well presented two-bedroom traditional home which has been updated by the current owners. Also offering great access into to nearby Kings Norton Green, Cotteridge and Stirchley the accommodation on offer briefly comprises; front driveway, entrance lobby, living room, kitchen and dining room and rear garden. To the first floor there are two bedrooms, and bathroom. EPC Rating TBC. To arrange you viewing of this excellent home please call our Kings Norton Office.



Approach

The property is approached via a block paved driveway providing off road parking with a mature planted area with mature trees, plants and shrubs, side access point and leads to an obscured front composite front entry door opening into:

Entrance Lobby Area

With ceiling light point, stairs giving rise to the first floor accommodation, two double glazed obscured windows to the side aspect and door opening into:

Living Room

14'3" max x 11'11" (4.355 max x 3.647)

With laminate wood effect floor covering, ceiling light point, door opening into useful under stairs storage cupboard, decorative open fireplace with wooden mantle above, space saving central heating radiator and door opening into:

Kitchen/Diner

17'8" x 12'0" (5.389 x 3.673)

With double glazed window to the rear aspect, double glazed door giving access to the rear garden, central heating radiator, two ceiling light points, a selection of matching wall and base units with integrated oven and five ring burner gas hob with extractor over, sink and drainer with mixer tap over, space facility for fridge freezer and washing machine, cupboard housing the Worcester combi boiler and tiling to splash backs.

First Floor Accommodation

From lobby area stairs gives rise to the first floor landing with obscured double glazed window to the side aspect, loft access point, ceiling light point and doors opening into:

Bedroom One

10'0" x 13'2" min x 17'8" max (3.061 x 4.017 min x 5.405 max)

With two double glazed window to the front aspect, two ceiling light points, over stairs storage area and central heating radiator.

Bedroom Two

9'4" x 10'11" (2.853 x 3.336)

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

Bathroom

8'0" x 7'11" (2.439 x 2.422)

With tiled flooring, tiling to splash backs, ceiling light point, obscured double glazed window to the rear aspect, central heating radiator, low flush push button WC, bath with mixer tap over and mains powered shower over and wash hand basin on pedestal with mixer tap over.

Rear Garden

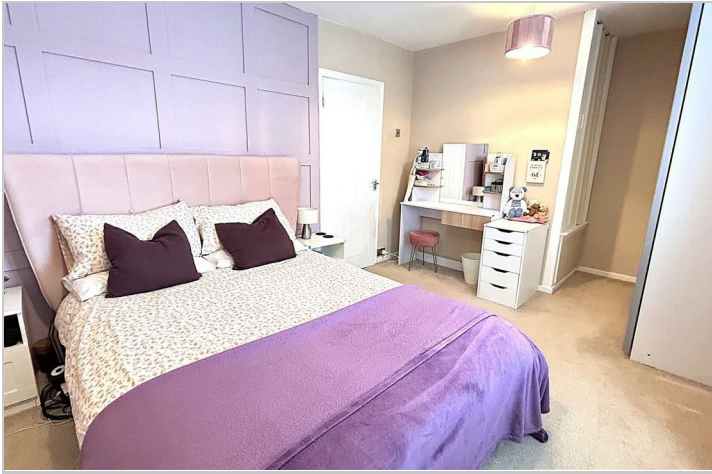
Being accessed from the kitchen or the side access way leads to a patio area with steps leading up to pathway giving access to the rear garden with mature lawn area with decorative flowerbeds to borders and being finished with panel fencing to all borders.

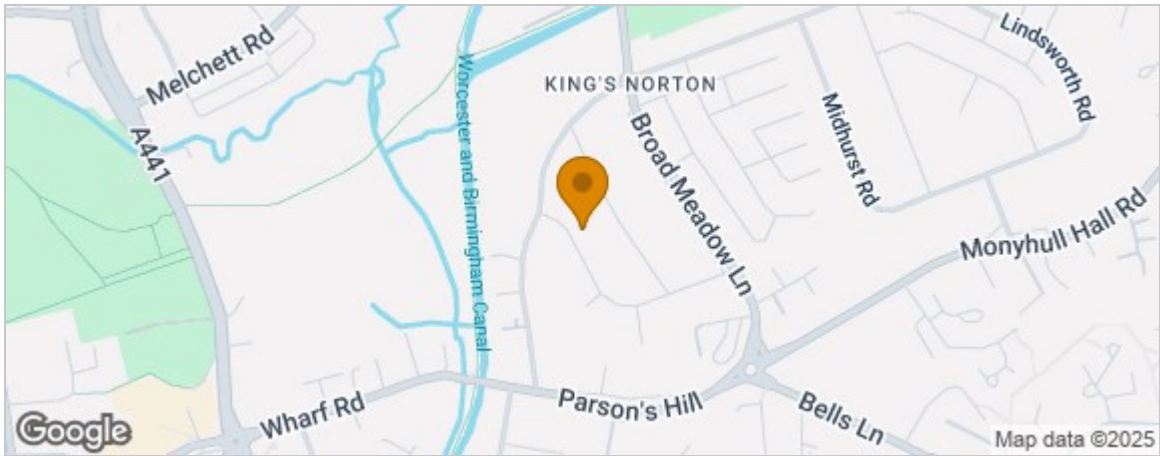
Council Tax

According to the Direct Gov website the Council Tax Band for 57, Woodmeadow Road Kings Norton, Birmingham, West Midlands, B30 3PH is band B and the annual Council Tax amount is approximately£1,739.89 subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).





Floor Plan

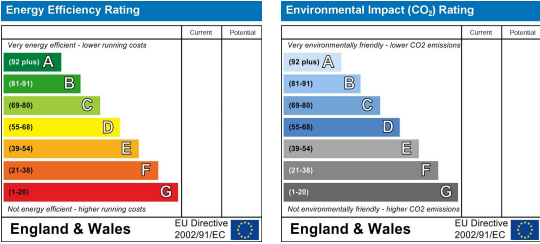
Wodmeadow Road - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.