



**Connells**

Woodgate Gardens  
Bartley Green, B32 3UW



## Property Description

Situated on a popular but quiet road in Bartley Green, this mid-terrace two bedroom family home offers modern and spacious accommodation throughout. The property briefly comprises of; a fitted kitchen diner, a spacious lounge, two generously sized bedrooms, study room, a first floor shower room and ground floor guest W/C. The property also benefits from a low maintenance front and rear gardens.

Woodgate Gardens is surrounded by a selection of schools, transport links and local shopping facilities.

## Approach

Set back from the roadside, this two bedroom mid-terrace property offers a front garden with fencing surrounding the property with an entrance gate. Patio area leading to the main accommodation.

## Entrance Porch

Window to side elevation, storage and meter cupboards, and door leading to;

## Hallway

Two ceiling light points, laminated flooring, panelled radiator, stairs rising to the first floor landing and doors onto;

## Ground Floor W/c

Laminated flooring, ceiling light point, low flush w/c and wash hand basin.

## Lounge

17' 2" max x 9' 9" max ( 5.23m max x 2.97m max )

Spacious lounge comprising of a double glazed bay window to front elevation, feature fireplace, panelled radiator, two ceiling light points and laminated flooring.

## Kitchen / Dining

16' 2" x 9' 4" ( 4.93m x 2.84m )

Matching wall and base units and breakfast bar, space for two plumbing points, built in electric oven, built in gas hob, panelled radiator, two ceiling light points, laminated flooring, double glazed window to rear elevation and door onto;

## Rear Extension

13' 8" max x 9' 4" max ( 4.17m max x 2.84m max )

Spacious rear extension, featured spotlights, tiled flooring and double glazed sliding door into the rear garden.

## First Floor Landing

Ceiling light point, laminated flooring, loft access and doors onto;

## Bedroom One

13' 3" max x 12' 6" max ( 4.04m max x 3.81m max )

Double glazed window to rear elevation, laminated flooring, panelled radiator, and ceiling light point.

## Bedroom Two

12' 3" x 10' ( 3.73m x 3.05m )

Double glazed window to front elevation, laminated flooring, and ceiling light point.

## Boiler Room

7' 2" x 3' 6" ( 2.18m x 1.07m )

Ceiling light point and wall mounted boiler. Potential to be a study room.

## Shower Room

laminated flooring, ceiling light point, double glazed window to front elevation, vanity wash hand basin, low flush w/c, shower cubicle with shower fitment, partially tiled walls and airing cupboard,

## Rear Garden

Low maintenance private rear garden with a beautiful decking area. The garden also benefits from artificial grass and a paved path leading to the rear gate.

## Schools

There are a wide range of schools for children of all ages nearby. St Peter's Catholic Primary School, Bartley Green School and Woodgate Primary School amongst others are all within 1 mile.

## Transport Links

Woodgate Gardens is surrounded by a number of transport links; it has good links to the national motorway network with the M5 junction 3 nearby.

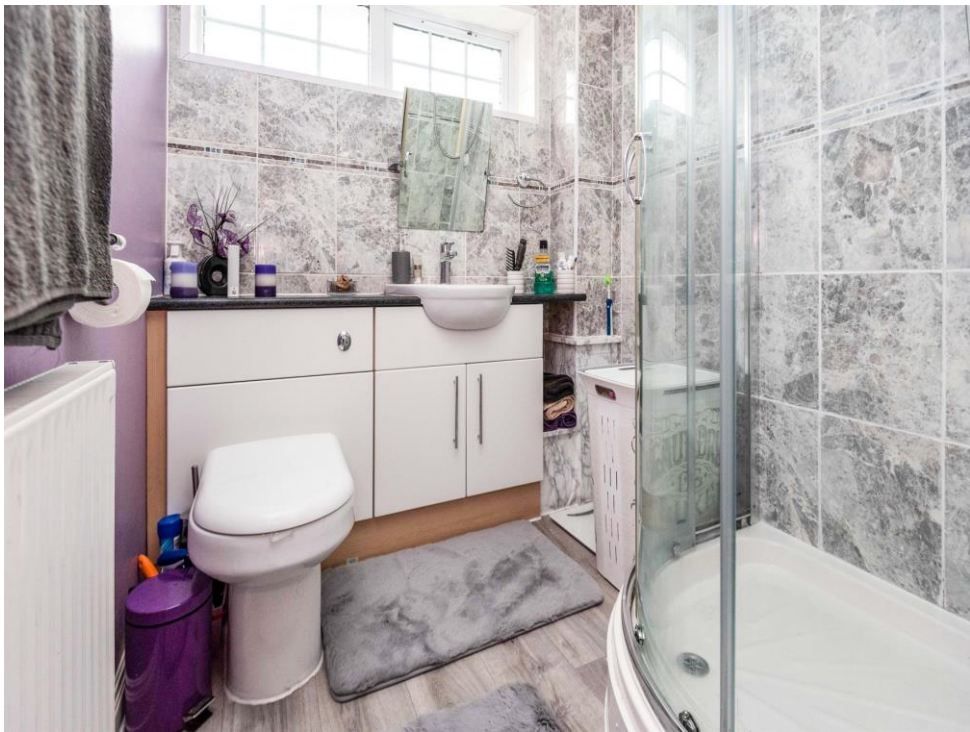
The Hagley Road offers easy access to Birmingham City Centre by either car or bus.

There are bus routes available on Woodgate Lane and other nearby roads which offer access to Birmingham, Edgbaston, Selly Oak and Harborne.

## Medical Facilities

The recently redeveloped Queen Elizabeth Hospital is within a short commute and provides state of the art medical facilities for the region. The BMI Edgbaston, The Priory Hospital as well as The Birmingham Children's Hospital are all within easy travelling distance.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

**EPC Rating: C**

**view this property online [connells.co.uk/Property/HBO308359](http://connells.co.uk/Property/HBO308359)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO308359 - 0004