



**Connells**

Woodgate Lane  
Bartley Green



## Property Description

This traditional end-of-terrace property offers heaps of potential and would benefit from some modernisation. A positive head start for any buyer though with full double-glazing and heating already installed and some major electrical work recently completed. The 3 bedrooms and 2 receptions offer ample space for a growing family and the generously sized conservatory provides scope for various leisure or potential home-working options. The garden area is fairly low maintenance with one of the two sheds having a recently installed electricity supply. The primary bonus outside however, is the planning permission for a large digital billboard (on the gable-end wall facing towards the adjacent garage), which gives the potential to provide an ongoing passive-income to the new home-owners.

## Location

Perfect spot for a host of local resources and amenities, including; Woodgate Valley Country Park, a nature reserve covering over 400 acres which is literally just around the corner, on Clapgate Lane. Also on Clapgate Lane is the thriving Woodgate Business Park which was only constructed in the 1990's and is a primary local hub for employment. Junction 3 of the M5 motorway, is in quiet proximity yet just a 3 minute drive away. Asda Superstore at Barnes Hill, only 5 mins drive away.

Bus stops in either direction, either being just a one minute walk away. Only a 10 minute drive to the nearby Queen Elizabeth Hospital. Directly adjacent to Woodgate Service Station

and shop and just a few doors away from Woodgate Lane Post Office. Several schools in the local catchment area including King Edwards VI, Bartley Green, Hillcrest Girls, Leasowes High, Howley Grange, Lapal Primary and Woodgate Primary.

## Porch

Double glazed front door, tiled flooring, interior door leading to front reception.

## Front Reception

13' 5" Max x 12' 3" Max ( 4.09m Max x 3.73m Max )

Double glazed bay window, ceiling light point, panelled radiator, cupboard housing gas and electricity meters, interior door leading to rear reception.

## Under Stairs Cellar

Interior door with 3 steps leading down to a miscellaneous storage area.

## Rear Reception

12' 3" Max x 11' 7" Max ( 3.73m Max x 3.53m Max )

Double glazed window, panelled radiator, ceiling light point, electric fireplace, interior doors leading to front reception, cellar, staircase and kitchen respectively.

## Kitchen Entrance

8' 3" Max x 6' 6" Max ( 2.51m Max x 1.98m Max )

Entrance/Exit door to side passage, double glazed sliding door to patio, leading to a small slabbed part of garden area, open doorway leading into the main kitchen area.

## Kitchen

8' 11" x 8' 3" ( 2.72m x 2.51m )

Ceiling light point, double glazed window, matching wall and base units, panelled radiators, sink and drainer, Baxi wall mounted central heating boiler, plumbing for dish washer and washing machine, breakfast bar, gas point for cooker and/or hob, open doorway leading to rear kitchen area.

## Rear Kitchen

7' 3" x 5' 5" ( 2.21m x 1.65m )

Ceiling light point, panelled radiator, double glazed sliding door to conservatory, wall mounted units with worktop under.

## Conservatory

20' 1" x 15' 10" ( 6.12m x 4.83m )

Leisure area with large dome shaped Perspex roof, two ceiling light points, double glazed window to rear, open doorway beneath wooden trellis leading to a second, small, slabbed garden area, sliding double glazed door to patio, wooden gated doors leading out to rear garden area.

## Landing

Ceiling light point, floor to ceiling storage cupboard with fitted shelving.

## Bedroom One

11' 7" x 9' 6" Max ( 3.53m x 2.90m Max )

Ceiling light point, two double glazed window, panelled radiator.

## Bedroom Two

11' 8" x 8' 3" Max ( 3.56m x 2.51m Max )

Ceiling light point, double glazed window, panelled radiator, large built in storage cupboard, large loft access.

## Bedroom Three

11' 7" x 6' 1" ( 3.53m x 1.85m )

Ceiling light point, double glazed window, panelled radiator.

## Bathroom

Ceiling light point, panelled radiator, pedestal sink, low flush w.c, corner bath with shower overhead, double glazed frosted window.

## Rear Garden

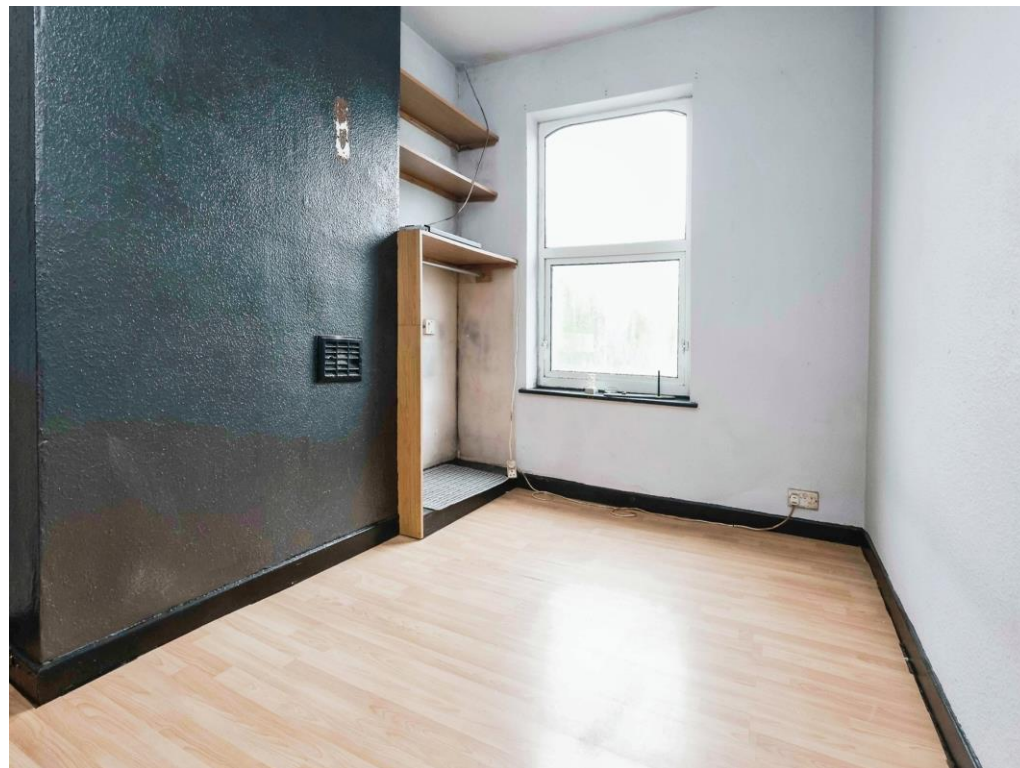
Artificial lawn with flower bed surround, path down to two rear sheds, one of which has electricity supply.

## Garden Storage Area

Small storage area at bottom of garden.

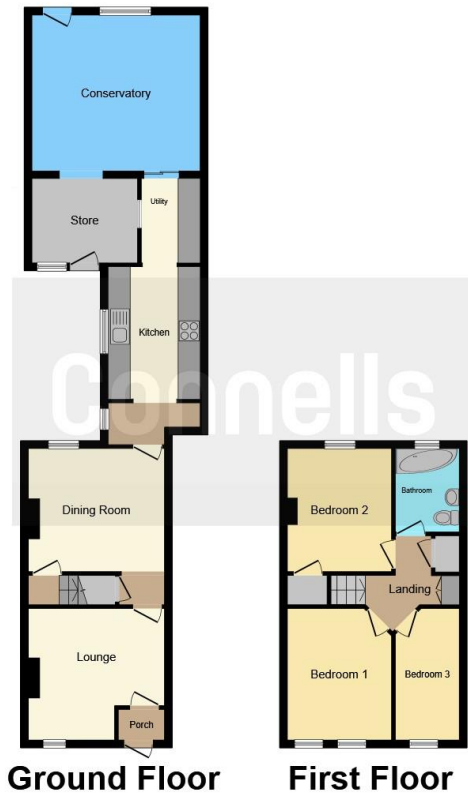
## Digital Billboard

The property benefits from planning-permission for the installation of an internally illuminated, 48 sheet digital advertising hoarding, on the gable-end exterior wall ( Ref: 2020/00771/PA ). This presents an excellent opportunity for a passive income stream of circa £2,000 per annum, subject to a long-term rental contract with a suitable on-street advertising agency.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO309808](http://connells.co.uk/Property/HBO309808)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**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: HBO309808 - 0006