



**Woodfort Road, Birmingham B43 5QL**

**welcome to**

## **Woodfort Road, Birmingham**

\*\*\*NO CHAIN\*\*\*EXTENDED\*\*\*SEMI DETACHED\*\*\*LOUNGE/DINING ROOM/KITCHEN/DINER\*\*\*LAUNDRY ROOM\*\*\*THREE BEDROOMS\*\*\*FAMILY SHOWROOM\*\*\*REAR GARDEN\*\*\*OFF ROAD PARKING\*\*\*

##Invalid Field Name##

### **Agent Note**

Council Tax Band B

### **Approach**

Block paved Drive, with planted and lawn garden, door into

### **Entrance Hall**

Stairs to first floor, Ceiling light point, door into

### **Through Lounge**

22' 8" x 15' 6" ( 6.91m x 4.72m )

Double glazed patio doors to rear of the property, Fire place with gas fire, two radiators, three ceiling light point

### **Kitchen**

15' 10" x 15' 6" ( 4.83m x 4.72m )

Two double glazed windows to front of property, tiled walls and floors, two radiators, a range of wall and base units with roll top worksurfaces, stainless steel sink and drainer, gas cooker point, two ceiling light points

### **Utility Room**

9' 4" x 4' 3" ( 2.84m x 1.30m )

Window and door to rear, worksurface, wall units, plumbing for washing machine, ceiling light point







### **Bedroom One**

11' 7" x 9' 1" ( 3.53m x 2.77m )

Double glazed window to front of property, fitted wardrobes, radiator, ceiling light point

### **Bedroom Two**

12' 1" x 8' 11" ( 3.68m x 2.72m )

Double glazed window to rear of property, fitted wardrobes, radiator, ceiling light point

### **Bedroom Three**

9' 3" x 6' 4" ( 2.82m x 1.93m )

Double glazed window to rear of property, radiator, ceiling light point

### **Bathroom**

Double glazed window to front of property, shower, wash hand basin, low level WC, spots, extractor fan, tiled floors and half walls.

### **Rear Garden**

Wooden decking, plants and flowers, wooden shed



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## Woodfort Road, Birmingham

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

offers in excess of

**£240,000**



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)

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Property Ref:  
GRB110951 - 0004

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