



Woodfort Road, Birmingham B43 5QL

welcome to

Woodfort Road, Birmingham

A well-presented three-bedroom semi-detached home in a popular Great Barr location, featuring a spacious lounge, dining room, kitchen, family bathroom, driveway parking, and a private rear garden. Ideal for families or first-time buyers.

Agent Note

Council Tax Band B

Approach

Paved driveway with fence and shrub borders, UPVC door into

Porch

Door to the rear garden, ceiling light point, door into

Entance Hall

Stairs to the first floor, ceiling light point, doors to

Lounge

15' 8" x 11' 10" (4.78m x 3.61m)

Patio doors to the rear, gas fire, two ceiling light points, radiator, understair store cupboard

Dining Room

15' 11" x 7' 7" (4.85m x 2.31m)

Double glazed window to the front and side, radiator, ceiling light point, archway into

Kitchen

11' 4" x 7' 1" (3.45m x 2.16m)

Double glazed window to the front, a range of wall and base units with rolltop worksurface over, sink and drainer, gas cooker point, integral washing machine, tiled floors, ceiling light point, archway into dining room.

Landing

Loft access, ceiling light point, doors to

Bedroom One

11' 8" x 9' 2" (3.56m x 2.79m)

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

Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m)

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

Bedroom Three

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

Double glazed window to the rear, ceiling light point

Bathroom

Double glazed window to the front, paneled bath, low level wc, wash hand basin, ceiling light point, radiator, store cupboard.

Rear Garden

Patio area, mainly laid to lawn with shed to the rear and shrub and fenced borders.





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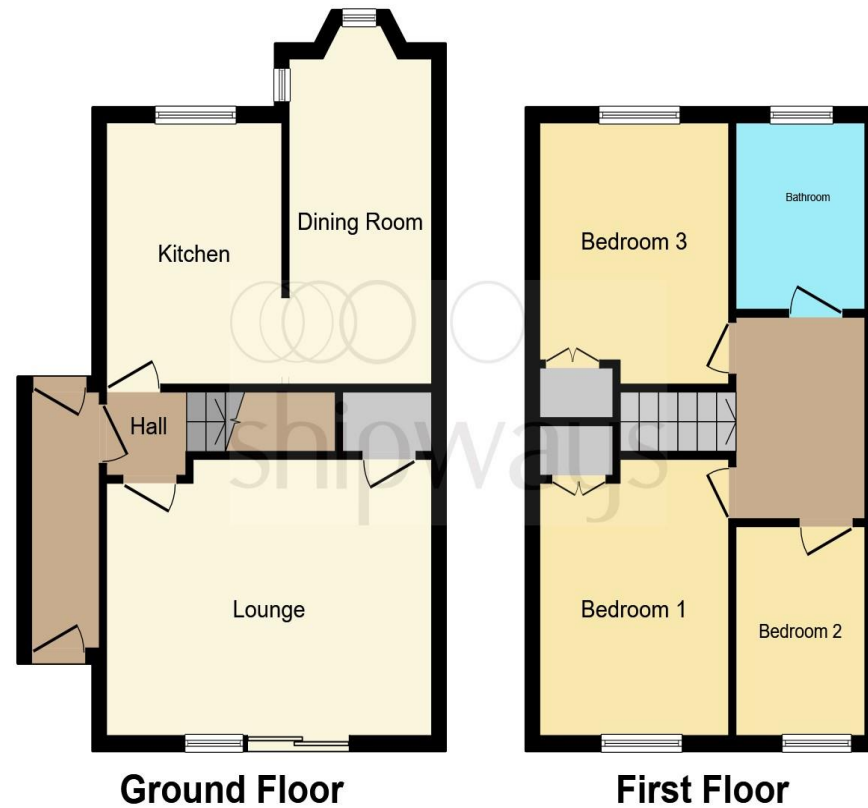
Woodfort Road, Birmingham

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£230,000



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

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Property Ref:
GRB111799 - 0004

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