



**Bartley Woods, Birmingham B32 3RB**





**welcome to**

**Bartley Woods, Birmingham**

**\*\* SPACIOUS LOUNGE \*\* IMMACULATLY-PRESENTED FOUR BEDROOM DETACHED PROPERTY\*\* FITTED KITCHEN \*\* DINING ROOM \*\* CONSERVATORY \*\* W.C \*\* FAMILY BATHROOM \*\* EN-SUITE TO MASTER BEDROOM \*\* WELL MAINTAINED REAR GARDEN \*\* GARAGE & DRIVEWAY \*\* GREAT TRANSPORT LINKS TO CITY CENTRE & SURROUNDING AREAS \*\***





**Ground Floor**



**First Floor**

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.

### **Front Garden**

Driveway, access to garage, laid to lawn fore garden, gravelled borders and mature shrubs, plants and trees.

### **Entrance Hall**

Double glazed windows to front and side.

### **Cloakroom**

Double glazed window to front, WC, wash hand basin, central heating radiator and tiled floor.

### **Lounge**

14' x 13' 7" ( 4.27m x 4.14m )

Double glazed window to front, gas fire, arch to dining area, spotlights, laminated wood floor and central heating radiator.

### **Dining Room**

9' 7" x 8' 8" ( 2.92m x 2.64m )

Double glazed patio doors to conservatory, fitted fish tank, laminated wood floor and central heating radiator.

### **Conservatory**

9' 1" x 8' 3" ( 2.77m x 2.51m )

Of UPVC construction with double glazed windows to sides and patio doors to rear garden.

### **Kitchen**

9' 6" x 7' 6" ( 2.90m x 2.29m )

Fitted kitchen with wall and base level units with work surfaces over, double glazed window to rear, one and a half bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, plumbing available for a washing machine and dishwasher, space for fridge/freezer, pantry, tiled floor and tiling to splash prone areas.

### **Landing**

Having stairs from hallway to first floor accommodation, cupboard, laddered loft access,

### **Bedroom One**

10' 7" x 8' 2" ( 3.23m x 2.49m )

Double glazed window to front, spotlights, laminated wood floor and central heating radiator.

### **En-Suite**

Double glazed window to rear, shower cubicle, wash hand basin, extractor fan, W.C, shaving point, heated towel rail, full height tiling to walls, tiled floor and ceiling spotlights.

### **Bedroom Two**

12' 4" from wardrobe front x 8' 11" excluding door ( 3.76m from wardrobe front x 2.72m excluding door )

Double glazed window to front, laminated wood floor and central heating radiator.

### **Bedroom Three**

9' 5" Excluding door recess x 9' 2" ( 2.87m Excluding door recess x 2.79m )

Double glazed window to rear, laminated wood floor and central heating radiator.

### **Bedroom Four**

9' max x 7' 9" max ( 2.74m max x 2.36m max )

Double glazed window to front, built in wardrobes, laminated wood floor and central heating radiator.

### **Bathroom**

Double glazed window to rear, bath with shower, wash hand basin, extractor fan, shaver point, WC part tiled walls, tiled floor and ceiling spotlights.

### **Rear Garden**

Having paved patio area with artificial grass beyond, fully fenced boundaries with gated access to side and outside cold water tap.

### **Garage**

17' 7" x 8' 2" ( 5.36m x 2.49m )

Having up and over electric roller shutters, power and light, wall mounted boiler, door to kitchen and double glazed door to garden.

### **Agent Note**

The Council Tax Band is D.



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welcome to

## Bartley Woods, Birmingham

- Well-presented four bedroom detached property
- Spacious lounge
- Dining room and conservatory
- Fitted kitchen
- W.C, Family bathroom and en-suite

Tenure: Freehold EPC Rating: C

# £425,000



Please note the marker reflects the postcode not the actual property

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