



Wood Lane, Harborne Birmingham B17 9AY

welcome to

Wood Lane, Harborne Birmingham

*** SOUGHT AFTER B17 HARBORNE LOCATION *** WALKING DISTANCE TO LOCAL AMENITIES *** LOVELY FAMILY HOME *** CLOSE TO LOCAL SCHOOLS, QE HOSPITAL AND UNIVERSITY OF BIRMINGHAM *** 3 LARGE BEDROOMS *** 2 RECEPTION ROOMS *** BEAUTIFUL ENCLOSED REAR GARDEN *** EXCELLENT POTENTIAL *** CHAIN FREE ***

Agent Note

This property is council tax band C.
Potential to extend/renovate.
This property is CHAIN FREE!!

Entrance Hallway

Under-stairs storage cupboard.

Downstairs W/C

Double glazed frosted window, radiator, low level flush w/c, wash hand basin with hot & cold taps, boiler.

Lounge

13' into bay. x 10' (3.96m into bay. x 3.05m)
Double glazed bay window to front, central heating radiator.

Dining Room

13' x 11' (3.96m x 3.35m)
Double glazed double door to rear, central heating radiator.

Kitchen

10' x 6' 1" (3.05m x 1.85m)
Double glazed window to rear and side, central heating radiator, range of wall & base units with drawers and worktops over, stainless steel sink & drainer with mini sink, tiled splashback, gas hob & cooker with extractor hood, plumbing for utilities.

Bedroom 1

12' x 11' (3.66m x 3.35m)
Double glazed sash window to rear, central heating radiator, built in cupboard.

Bedroom 2

15' x 8' (4.57m x 2.44m)
Double glazed sash windows to front, central

heating radiator, built in cupboard.

Loft Conversion

16' x 13' (4.88m x 3.96m)
Double glazed skylights, slanted ceilings, central heating radiator, room for a bed.

Bathroom

Double glazed skylight, heated towel rail, double glazed window to rear, freestanding rainfall shower, bath with shower attachment, wash hand basin with mixer tap, tiled walls.

Rear Garden

Gate access to shared alleyway to road, well maintained garden, enclosed, hedges, shed, patio area.





view this property online shipways.co.uk/Property/HBN111855



welcome to

Wood Lane, Harborne Birmingham

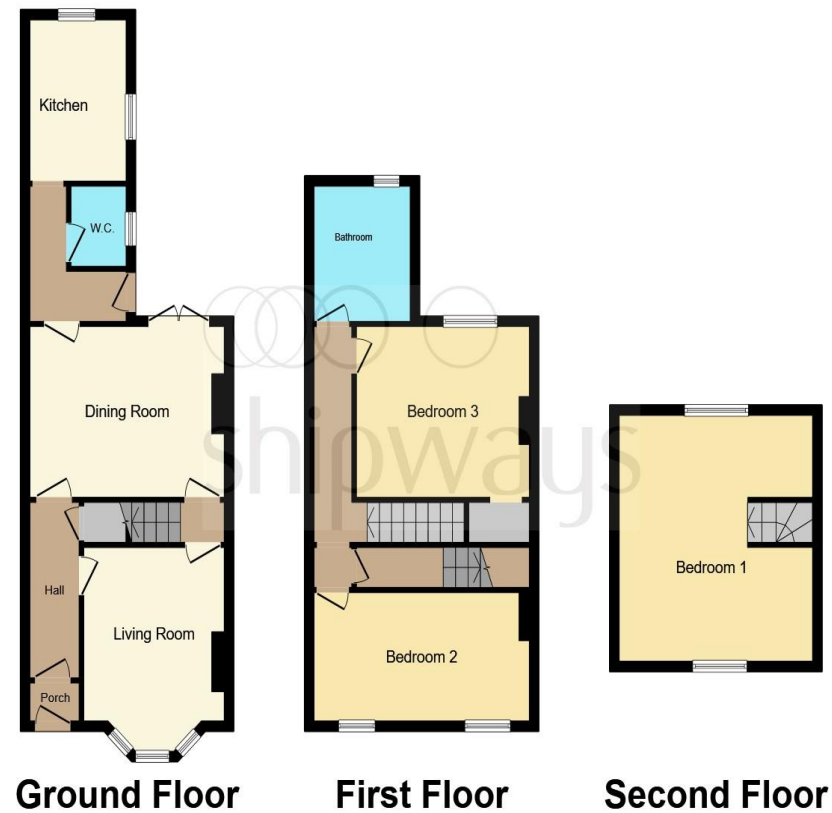
- Sought after B17 Harborne location
- Walking distance to local amenities
- Lovely family home
- Close to local schools, QE hospital and University of Birmingham
- 3 large bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£400,000



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

view this property online shipways.co.uk/Property/HBN111855



Property Ref:
HBN111855 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk