



Woodford Green Road, Birmingham B28 8PH

welcome to

Woodford Green Road, Birmingham

A deceptively spacious three bedroom semi-detached, situated in the popular residential area of Hall Green. The home is placed within close proximity to local amenities such as schools, shops and transport links.

Agent Note

The Council Tax Band is C.

Entrance Porch

Archway to porch.

Entrance Hall

Obscure double glazed door to front. Two obscure double glazed windows. Central heating radiator.

Guest Wc

Obscure double glazed window to side. Low level toilet and wall mounted hand wash basin. Tiling to splash prone areas and reduced ceiling height,

Lounge

11' 3" excluding bay x 12' 4" into recess (3.43m excluding bay x 3.76m into recess)
Double glazed bay window to front. Central heating radiator. Gas fireplace.

Second Reception Room

11' 10" plus door recess x 11' 7" into recess (3.61m plus door recess x 3.53m into recess)
Double glazed sliding door to rear. Two central heating radiators.

Conservatory

(Not measured, please ensure it meets your requirements) Two obscure double glazed windows to side. Double glazed windows to rear and side. Double glazed door to side.

Kitchen

8' 7" x 6' 8" (2.62m x 2.03m)
Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (washing

machine). Tiling to splash prone areas.

Landing

Obscure double glazed window to side.

Bedroom One

11' 4" excluding bay x 9' 11" to wardrobe (3.45m excluding bay x 3.02m to wardrobe)
Double glazed bay window to front. Central heating radiator. Built-in-wardrobe with sliding mirrored doors.

Bedroom Two

11' 10" x 11' 7" into recess (3.61m x 3.53m into recess)
Double glazed window to rear. Central heating radiator.

Bedroom Three

8' 1" x 6' 8" (2.46m x 2.03m)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear and side. Low level toilet, hand wash basin with vanity unit and walk in shower with wall mounted seat. Central heating radiator and tiling to splash prone areas. Access to loft.

Front Garden

Wall to front and flower bed with an array of plants, shrubs and bushes.

Rear Garden

Patio area with laid lawn and space for shed.

Parking

Off road parking.





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Woodford Green Road, Birmingham

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

offers over

£280,000



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:
SLY110646 - 0004

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