



Woodcock Lane North, Birmingham B27 6SL

welcome to

Woodcock Lane North, Birmingham

A deceptively spacious four bedroom detached, offered CHAIN FREE in the popular residential area of Acocks Green. The home is situated within close proximity to local amenities and transport links.

Agent Note

The Council Tax Band is E.

Entrance Hall

Door to front.

Guest Wc

Obscure double glazed window to front. Low level toilet.

Lounge

19' 7" x 11' 3" (5.97m x 3.43m)

Double glazed window to front and double glazed doors to rear. Central heating radiator.

Kitchen

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, fridge-freezer & dishwasher). Gas hob with extractor fan over. Tiling to splash prone areas and central heating radiator.

Utility

6' 2" x 4' 11" (1.88m x 1.50m)

Double glazed door to rear. A range of wall and base units with sink and drainer. Space for free standing appliances (washing machine). Access to boiler, tiling to splash prone areas and central heating radiator.

Dining Room

10' x 9' 6" (3.05m x 2.90m)

Double glazed window to front. Central heating radiator.

Landing

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

Double glazed window to rear. Central heating radiator.

Ensuite

Obscure double glazed window to rear.

Bedroom Two

11' 4" x 9' 7" (3.45m x 2.92m)

Double glazed window to rear. Central heating radiator.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Double glazed window to front. Central heating radiator.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal and bath with wall mounted shower over. Tiling to splash prone areas and central heating radiator.

Front Garden

Fence to front. Laid lawn and path to approach the main residence.

Rear Garden

Patio area and laid lawn.

Garage

18' 1" x 9' (5.51m x 2.74m)

Up-and-over door to front.





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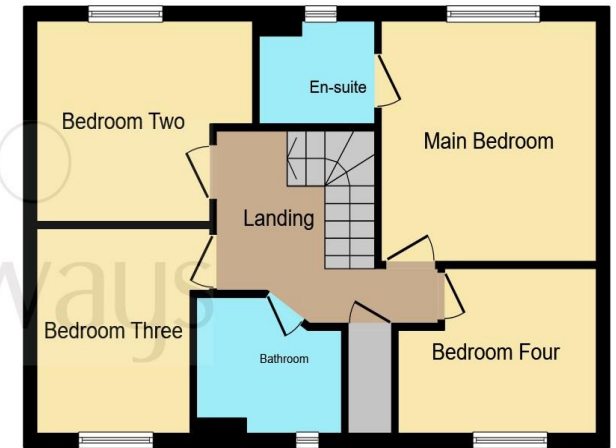
- OFFERED CHAIN FREE
- FOUR BEDROOM DETACHED
- ENSUITE TO MASTER BEDROOM
- LOUNGE
- KITCHEN WITH SEPARATE UTILITY

Tenure: Freehold EPC Rating: C

£400,000



Ground Floor



First Floor

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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