



Woodcock Lane North, Birmingham B26 1EG

welcome to

Woodcock Lane North, Birmingham

**** THREE BEDROOMS ** THREE RECEPTION ROOMS ** DRIVEWAY ** EXCELLENT LOCATION ** NEAR TO SCHOOLS ** GOOD TRANSPORT LINKS **
NEAR TO LOCAL SHOPS & RESTAURANTS ****

Agent Note

The Council Tax Band is D.

Cloak Room

Toilet, sink, radiator.

Lounge

12' 4" x 18' 7" (3.76m x 5.66m)

Oven plan with reception three.

Dining Room

Reception Room Three

9' 5" x 19' 7" (2.87m x 5.97m)

Kitchen

14' 9" x 6' 8" (4.50m x 2.03m)

Gas hob, electric oven, space for dishwasher, single glazed window.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Window to rear, radiator, laminate flooring.

En Suite

Shower, sink, toilet, towel radiator.

Bedroom Two

9' 9" x 12' 8" (2.97m x 3.86m)

Window to front, radiator, laminate flooring.

Bedroom Three

7' 11" x 8' (2.41m x 2.44m)

window to front, radiator, laminate flooring.

Bathroom

Shower over bath, towel radiator, toilet, sink, airing cupboard.

Loft Space

Insolated, boiler in loft.





view this property online shipways.co.uk/Property/SLY111663



welcome to

Woodcock Lane North, Birmingham

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GOOD TRANSPORT LINKS
- NEAR TO SCHOOLS
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£340,000



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/SLY111663



Property Ref:
SLY111663 - 0007

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.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk