



Woodacre Road, Erdington
Birmingham, B24 0JT

£300,000

Erdington

£300,000

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Paul Carr Estate Agents are delighted to offer for sale this most delightful and beautifully appointed and extended three bedroom semi-detached family home situated in a well regarded residential location.

The property on offer boasts a range of local amenities, from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

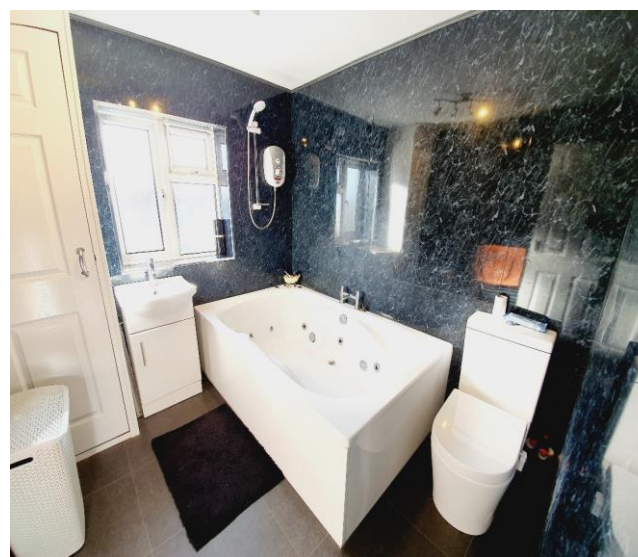
Sitting within an expansive plot the property benefits from a most thoughtful re-working to provide a stunning open kitchen/conservatory extension affording a contemporary kitchen and family area, offering within a range of fitted matching kitchen units and provides outstanding views over magnificent rear gardens. A separate study room also leads off.

The property briefly comprises a substantial fore garden providing ample parking to a sweeping driveway with a porch that then leads into an impressive entrance hallway with ground floor shower room. To the left hand elevation is a sitting room with views to the front gardens. To the rear elevation is an open plan lounge with then an outstandingly successful contemporary family entertainment area comprising a kitchen with conservatory extending to the whole rear elevation with study off, door access opens out onto the most beautifully appointed garden with patio area ideal for Al-fresco dining and a brick built games room or office.

To the first floor are three good size bedrooms and a sumptuous, refitted family bathroom with spa bath. In all a most accomplished property bound to attract substantial attention.

Viewing is strictly by appointment via Paul Carr Erdington office for proceedable purchasers only.





Property Specification

THIS OUTSTANDING EXTENDED FAMILY HOME IN SOUGHT AFTER LOCATION BRIEFLY COMPRISES;

Porch

Hall

Reception room 3.69m (12'1") x 3.62m (11'11")

Dining Room 3.62m (11'11") x 3.14m (10'4")

Conservatory 5.40m (17'9") x 2.90m (9'6")

Study 2.75m (9') x 1.22m (4')

Kitchen 2.60m (8'6") x 2.30m (7'7")

Shower Room 2.14m (7') x 1.22m (4')

Garden Games Room 6.62m (21'9") x 4.76m (15'7")

Bedroom 1 3.70m (12'2") x 3.32m (10'11")
plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 2 3.56m (11'8") x 3.15m (10'4")

Bedroom 3 2.76m (9'1") x 2.17m (7'1")

Bathroom 2.50m (8'2") x 2.44m (8')

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 28th January 2022

Viewer's Note:

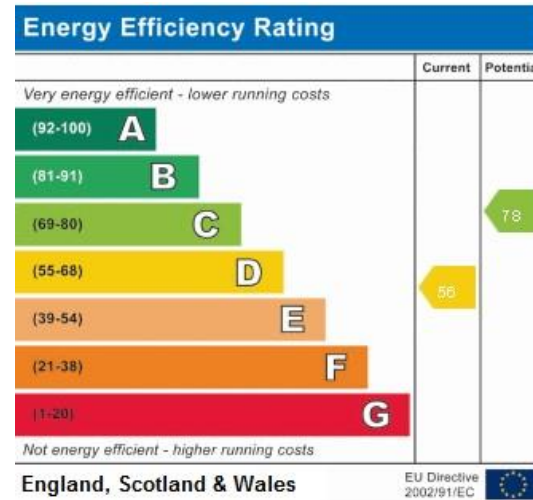
Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location

