



Woodcote Road, Erdington
Birmingham, B24 0HA

Offers in the Region Of £350,000

Erdington

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This superbly presented characterful detached property occupies a convenient and sought after residential location set within close proximity of many desirable local amenities including shops, schools, transport links and parks.

Set behind a generous driveway and fore-garden with access to the side garage the property itself is accessed via an enclosed porch which leads to a welcoming hall having doors off to a beautiful living room with bay window and log burner and open access to the extended fitted kitchen with side utility passage off and an attractive garden room with door to patio.

To the first floor there are three bedrooms complimented by a fabulous bathroom with stylish white suite.

Outside the split level low maintenance garden offers a delightful retreat boasting some mature plants.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED
TRADITIONAL STYLE DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Living Room 7.13m (23'5") max x 3.28m (10'9")

Garden Room

Kitchen 5.12m (16'10") x 1.55m (5'1")

Covered Passage Utility 6.65m (21'10") x 0.92m (3')

Garage

Landing

Bedroom 1 3.36m (11') x 2.80m (9'2")

Bedroom 2 3.47m (11'5") max x 2.80m (9'2")

Bedroom 3 2.08m (6'10") x 1.71m (5'7")

Bathroom

Agent's Note:

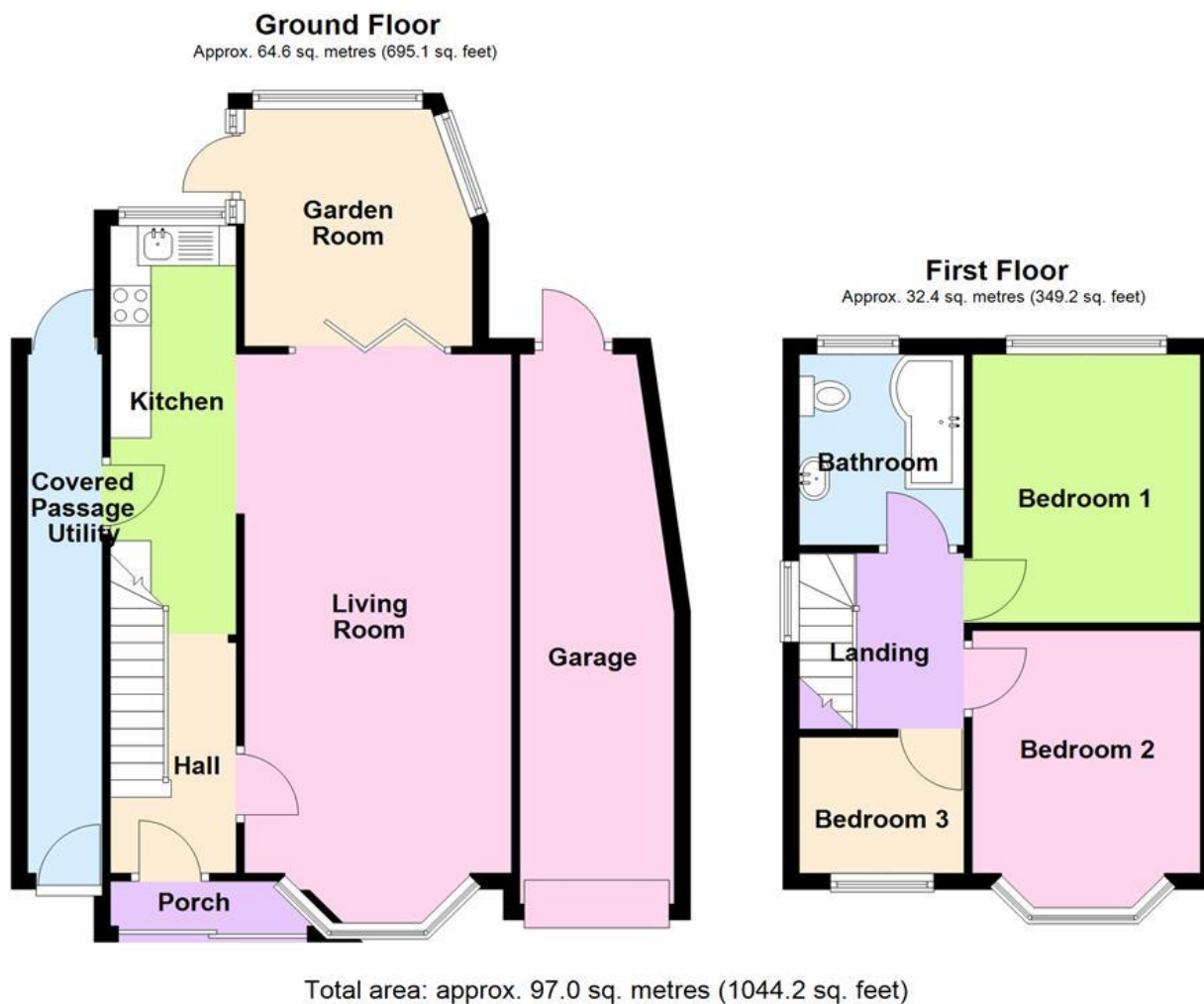
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 July 2025

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

