



Woodacre Road, Erdington
Birmingham, B24 0JT

Offers in Excess of £350,000

Erdington

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This stunningly presented, superbly extended semi-detached property offers an exceptional level of accommodation and sits within close proximity of many sought after and desirable local amenities including shops, schools, parks and transport links.

Accessed via an enclosed porch the ground floor comprises a welcoming hall with under stairs store, a fabulous kitchen/dining/family room with central island and double doors to garden and a separate sumptuous lounge with bay window to fore.

To the first floor there are three beautifully decorated bedrooms complimented by a luxurious family bathroom.

Outside a driveway provides off road parking for vehicles, whilst to the rear of the house is an immaculate garden and patio, plus a brick built cabin/store.

An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS STUNNINGLY PRESENTED
WELL EXTENDED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 4.36m (14'4") x 3.59m (11'9")

Family Dining Kitchen 5.54m (18'2") x 5.42m (17'9")

Store

Covered Side Passage

Landing

Bedroom 1 4.48m (14'8") max x 3.27m (10'9")

Bedroom 3 2.72m (8'11") x 2.17m (7'2")

Bedroom 2 3.63m (11'11") x 3.11m (10'2")

Bathroom

Agent's Note:

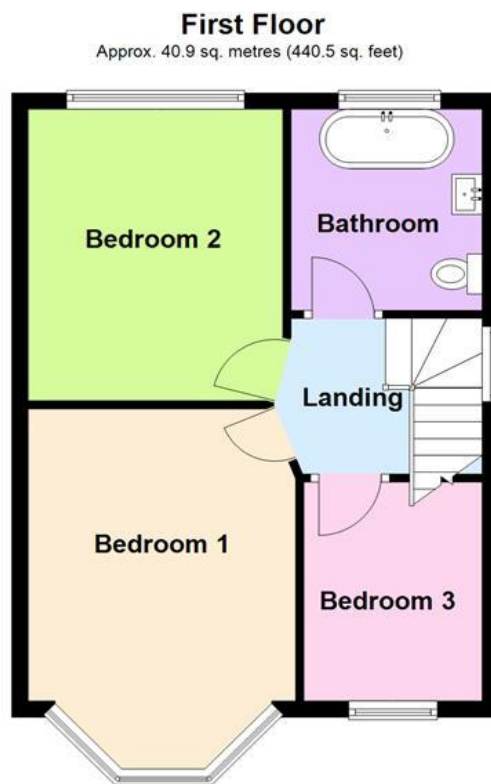
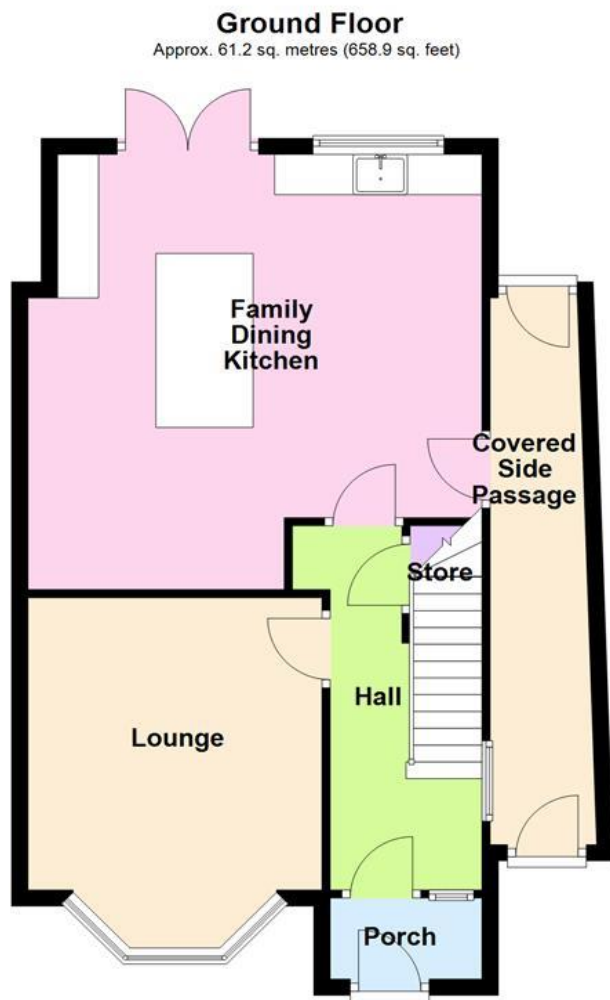
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 26th August 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



Total area: approx. 102.1 sq. metres (1099.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Map Location

