



Woodcote Road, Erdington
Birmingham, B24 0HA

£340,000

Erdington

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This well extended superbly located traditional style semi-detached property occupies an enviable and convenient location set within close proximity of many sought after local amenities including parks, shops, schools and transport links.

Accessed via an enclosed porch the ground floor accommodation is reached via a hallway with doors off to a lounge with bay window leading to a dining room with conservatory garden room off, a breakfast kitchen, utility and guest WC.

To the first floor there are four well proportioned bedrooms with fitted wardrobes, along with a family bathroom with a Jack and Jill en-suite shower room to bedrooms three and four.

Outside the home sits behind a driveway offering access to the garage/store and off road parking for vehicles whilst there is a mature garden and patio the rear with a modern timber cabin with electrics suitable for a variety of uses.

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





Property Specification

THIS WELL EXTENDED TRADITIONAL STYLE
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Lounge 3.76m (12'4") x 3.43m (11.3")

Dining Room 4.39m (14'5") x 3.05m (10'0")

Conservatory

Kitchen 4.62m (15'2") x 3.88m (12'9")

Utility 2.00m (6'7") x 0.74m (2'5")

WC

Garage Store

Landing

Bedroom 1 4.42m (14'6") x 3.02m (9'11")

Bedroom 2 3.87m (12'8") max x 3.35m (11')

Bedroom 3 3.80m (12'5") x 2.38m (7'10")

Jack and Jill En-suite

Bedroom 4 2.42m (7'11") x 2.16m (7'1")

Family 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: 3rd September 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. 121.5 sq. metres (1307.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

