



Woodland House. Handsworth Drive  
Great Barr, Birmingham, B43 6ED

Offers in Excess of £799,950

***This delightfully situated and extensive detached family home enjoys lovely mature grounds and boasts a self contained two bedroom annexe and a separate one bedroom log cabin.***

Woodland House is located on a private and secluded drive off Queslett Road and occupies a large plot with a lovely wooded back drop. The attractive gardens back onto open fields/paddocks and an in and out drive fronts the property.

Once part of the historical St Margarets Estate this spacious home is ideally positioned within a short drive of M6 junction 7, the M5 and the A38 and is within easy reach of a range of convenience stores at the Scott Arms.

Woodland House has been enhanced by it's owners and offers well proportioned rooms which include a welcoming reception hall, lounge, a further sitting room, a well appointed breakfast kitchen, utility and spacious conservatory with wonderful views over the back garden. To the first floor are three bedrooms, all doubles with a particularly large principal bedroom and a main bathroom.

A pathway leads to a self contained annexe which comprises lounge, two bedrooms, one to front and one with superb views over the garden to rear, kitchen and shower room and a log cabin having lounge area, kitchenette, wash room and mezzanine floor and is ideally suited for use as either a hobby room or a home office this completes the accommodation.

Externally, the property features an integral double garage and breath taking spacious and private garden. To the side of the house is excellent land potential offered subject to usual planning consents.

The property has CCTV cameras to the front and rear, is fully alarmed, double glazed throughout with triple glazing to all three bedrooms.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Sandwell Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)



Lounge 14' 1" x 12' 11" (4.29m x 3.93m)

Drawing Room 16' 0" x 13' 0" (4.88m x 3.97m)

Kitchen/Breakfast Room 19' 9" x 10' 5" (6.01m x 3.17m)

Utility room 20' 0" x 9' 5" (6.09m x 2.86m)

Shower Room 6' 0" x 5' 9" (1.84m x 1.76m)

Conservatory 35' 8" x 9' 0" (10.86m x 2.75m)

Bedroom One 24' 6" x 8' 3" (7.48m x 2.51m)

Bedroom Two 13' 4" x 12' 0" (4.06m x 3.67m)

Bedroom Three 13' 1" x 10' 5" (3.98m x 3.17m)

Bathroom 6' 6" x 6' 5" (1.98m x 1.96m)

#### *ANNEXE*

Annexe Lounge 19' 11" x 12' 3" (6.08m x 3.74m)

Annexe Bedroom One 15' 6" x 9' 9" (4.73m x 2.96m)

Annexe Kitchen 9' 5" x 4' 11" (2.87m x 1.50m)

Annexe Shower Room

Annexe Bedroom Two 10' 2" x 10' 1" (3.09m x 3.08m)

#### *CABIN*

Cabin Lounge Area 12' 6" x 11' 11" (3.8m x 3.62m)

Cabin Kitchenette 7' 5" x 6' 11" (2.26m x 2.10m)

Cabin Wash Room 6' 11" x 5' 0" (2.10m x 1.52m)

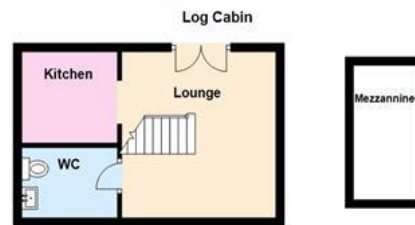
#### *Mezzanine Floor*





# Floor Plan

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

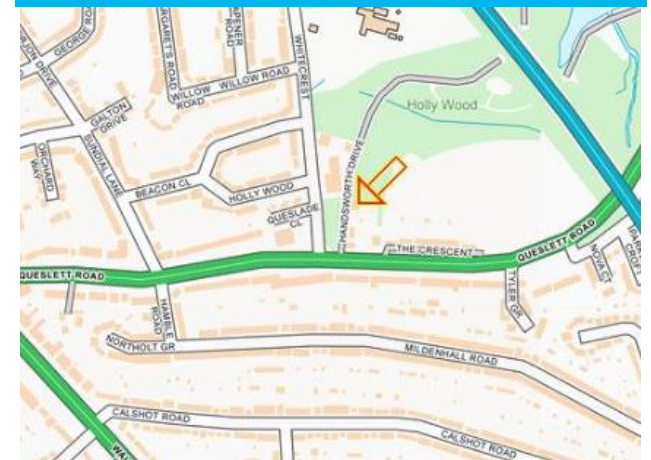


## Energy Performance Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

## Map Location







### **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: