



Woodlands Farm Road,  
Birmingham, B24 0PQ

Offers in the Region Of £275,000

# Birmingham

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Paul Carr Estate Agents are excited to bring to the market this amazing family home located on the popular Woodlands Farm Road.

The property is situated close to local shops, amenities and close to good schools for all ages.

Approached via a driveway suitable for multiple vehicles and entered through a secure porch. Upon entry into an inviting hallway, you have access to a front lounge, with a bow window, feature fireplace and finished in a neutral décor. The rear dining room is another good-sized room with patio doors leading to the rear garden. The extended kitchen is a great space with an array of wall and base units, plenty of countertop space and with suitable fitted appliances. Completing the ground floor is a useful fourth bedroom/study and a WC.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good-sized doubles and then a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub, separate shower cubicle, hand wash unit and WC.

Externally, the home has a large rear garden, with a paved patio, lawned area and fencing to the perimeter.

Viewing this home is highly recommended!





## Property Specification

BEAUTIFUL EXTENDED FAMILY HOME  
NO ONWARD CHAIN  
DRIVEWAY  
LARGE GARDEN  
AMAZING LOCATION CLOSE TO LOCAL SHOPS AND  
AMENITIES

Lounge 4.00m (13'1") x 3.70m (12'2")

Dining Room 3.80m (12'6") x 3.40m (11'2")

Kitchen 9.01m (29'7") x 1.57m (5'2")

WC 1.83m (6') x 1.00m (3'3")

Study/Bedroom Four 3.50m (11'6") x 2.40m (7'10")

Bedroom 1 4.40m (14'5") x 3.30m (10'10")

Bedroom 2 3.80m (12'6") x 3.30m (10'10")

Bedroom 3 2.50m (8'2") x 2.30m (7'7")

Bathroom 2.80m (9'2") x 2.30m (7'7")

### 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: 18th June 2024

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

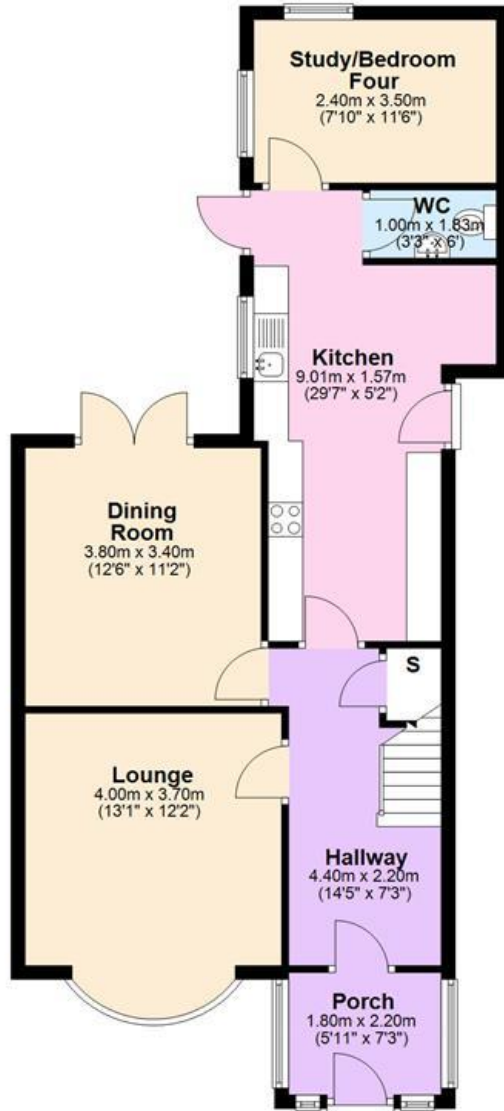
Council tax band: C

Tenure: Freehold

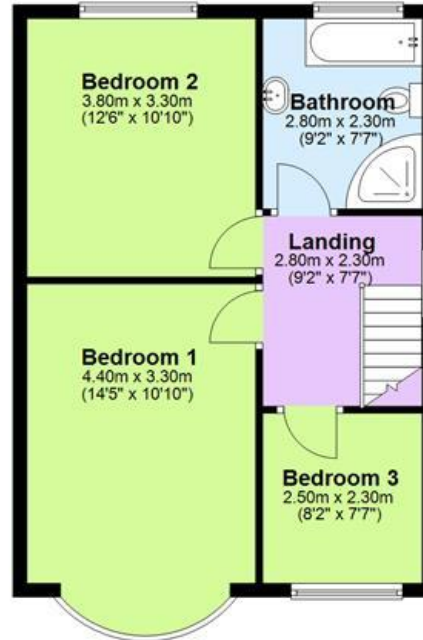
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

