



Woodlands Farm Road,
Birmingham, B24 0PQ

Offers in Excess of £325,000

Paul Carr Estate Agents are delighted to present this stunning traditional 1930s three-bedroom semi-detached home, situated on the highly sought-after Woodlands Farm Road.

Combining timeless elegance with modern living, this beautifully extended property offers a wealth of space and style, making it an ideal family home.

Upon arrival, a private driveway provides convenient off-road parking. Stepping inside, the welcoming entrance hall leads to an elegant lounge, perfect for relaxing or entertaining. The heart of the home is the spacious extended kitchen family room, boasting fitted units, ample worktop space, and a stunning skylight, allowing natural light to pour in. Completing the ground floor is a sleek and stylish shower room, along with a lean-to for additional storage.

Upstairs, three well-proportioned bedrooms await, including two generous doubles with fitted wardrobes. The luxurious and spacious family bathroom features a shower over bathtub, toilet, sink, and basin unit, offering both practicality and comfort.

To the rear, a spacious and private garden provides a serene retreat, featuring a part-patio, part-lawned area, and a sun terrace at its furthest extent, perfect for outdoor dining and relaxation.

Nestled in an enviable location, this home benefits from excellent travel links to Walmley Village and Birmingham City Centre, along with access to local shopping amenities and the scenic Pye Hayes Park.

A rare opportunity to own a truly elegant and charming home in a prime location—early viewing is highly recommended!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Kitchen/Family Room 23' 4" x 17' 9" (7.11m x 5.41m)

Living Room 11' 11" x 11' 8" (3.63m x 3.55m)

Bathroom 9' 2" x 5' 11" (2.79m x 1.80m)

Storage 25' 8" x 6' 0" (7.82m x 1.83m)

Bedroom One 12' 1" x 8' 11" (3.68m x 2.72m)

Bedroom Two 12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom Three 7' 6" x 7' 2" (2.28m x 2.18m)

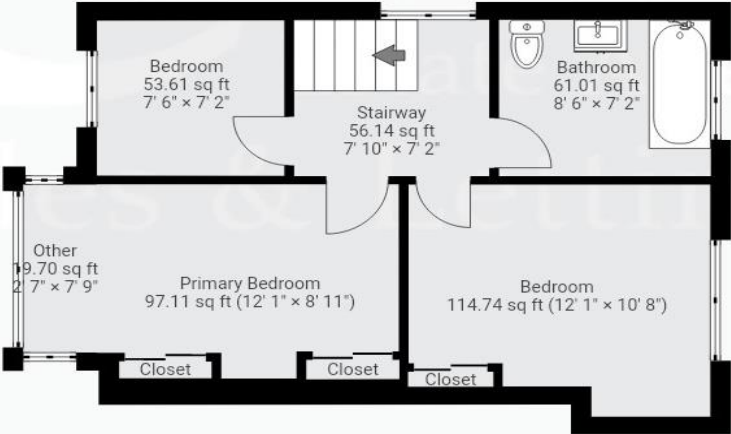
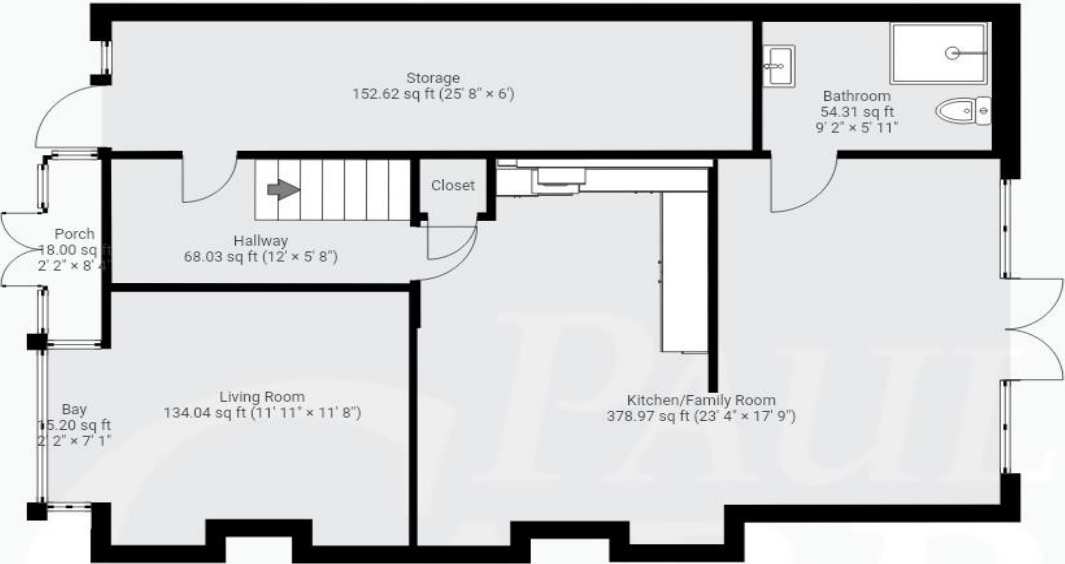
Bathroom 8' 6" x 7' 2" (2.59m x 2.18m)





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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: 10th March 2025