



85 Wood Lane, Birmingham, B17 9AY
Offers In The Region Of £495,000

Hadleigh Estates are pleased to present this beautiful three bedroom terraced home located on the popular Wood Lane, Harborne.

This property has been thoughtfully updated throughout boasting modern interiors and a sleek design whilst still including beautiful original features. This impressive property comprises of; Entrance hall, living room, dining room, extended kitchen, W.C, two double bedrooms, family bathroom, master bedroom with walk in wardrobe, en-suite and private garden.

Location

Wood Lane is situated within very close proximity to Harborne High Street with its fabulous array of bars, boutiques, coffee shops and eateries.

The property is positioned perfectly for outstanding schools most notably Harborne Primary, whilst Medical professionals and academics will love the proximity to Queen Elizabeth Medical Complex and The University of Birmingham. For those who rely on the motorway network they have the options of the M6, M40 and M42 via M5 around four miles away. Other fantastic points of interest within the local area include Birmingham Botanical Gardens and Edgbaston Priory Club. With the NIA, Symphony Hall and theatres in Birmingham City Centre also easily accessible.

Hallway

Entrance porch, tiled flooring, ceiling light point, radiator, stairs to first floor accommodation

Living Room



Fireplace, bay window, ceiling rose, light point, hard wood Parquet flooring, coving

Dining Room



Feature fireplace, ceiling rose, light point, coving, hard wood Parquet flooring, French doors to rear garden

Guest W.C



Combined wash basin and toilet, ceiling light point

Kitchen Diner



Wall and base units, integrated appliances, breakfast bar, tiled flooring, rear door, radiator, spotlights, skylight, French doors

Bedroom Two



Carpeted, dual sash windows to front elevation, ceiling light point

Bedroom Three



Ceiling light point, radiator, original hard wood flooring, double glazed window to rear elevation

En-suite



Low level W.C, hand basin, walk in shower, skylight, partially tiled walls, spotlights

Bathroom



Low level flush WC, hand basin, freestanding bath, walk in shower, obscured glazed window to rear elevation, tiled flooring

Garden



Wall and hedge boundaries, tiled patio area, gravelled path with mature shrubs, lawn area, side access to front, rear garden shed.

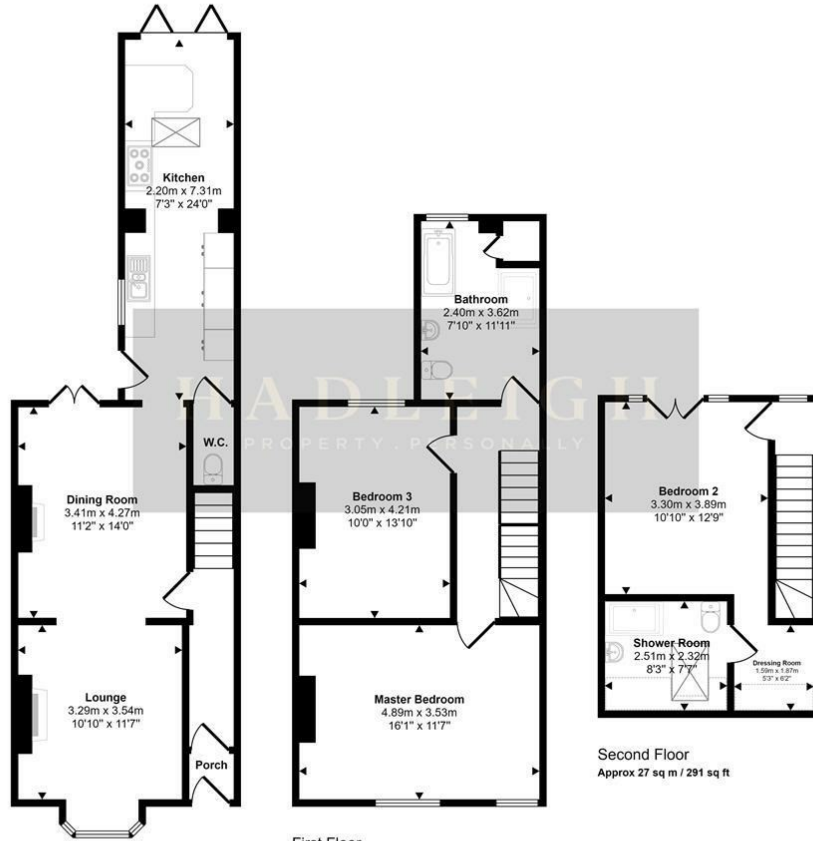
Master Bedroom



Juliet balcony, radiator, access to walk in wardrobe with carpet, spotlights, laminate flooring

Floor Plan

Approx Gross Internal Area
127 sq m / 1367 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft

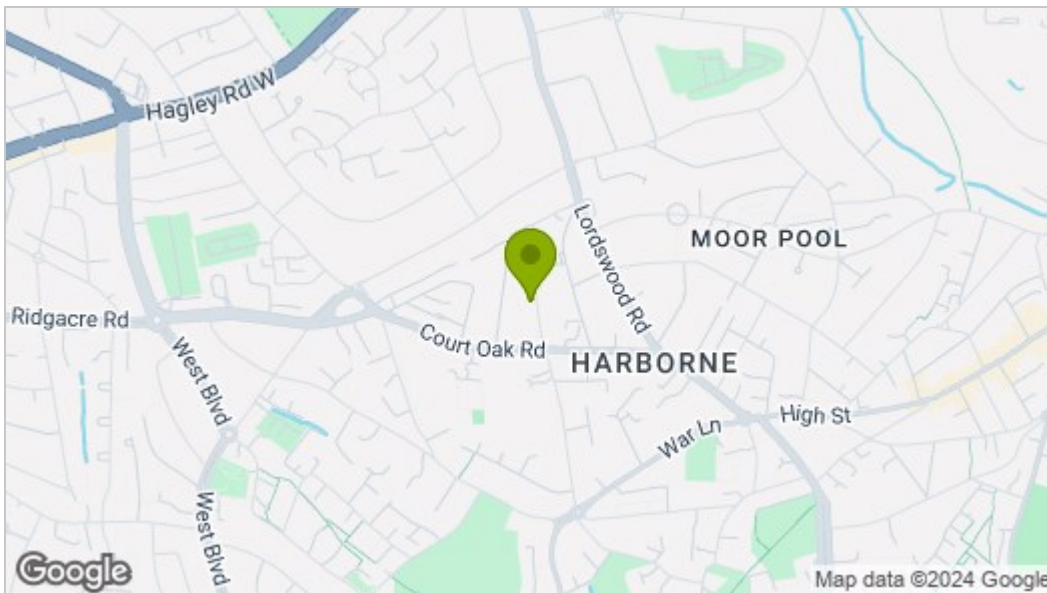
First Floor
Approx 48 sq m / 514 sq ft

Second Floor
Approx 27 sq m / 291 sq ft

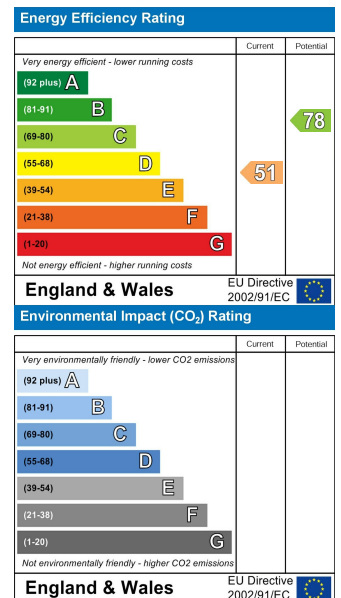
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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