



**45 Woodland Road, Birmingham, B31 2HU**  
**Asking Price £575,000**

Elegant five bedroom period property located on Woodland Road, Northfield.

Set in a prime and convenient location, this beautifully arranged three-storey period home offers a perfect blend of timeless character and modern refinement. With five generously sized bedrooms, including a luxurious top-floor master suite with en-suite bathroom, this property provides versatile living space ideal for families or those seeking a spacious accommodation.

The interior is tastefully presented throughout, complemented by a stylish, contemporary kitchen and a modern family bathroom. The layout offers excellent flow and natural light throughout, enhancing both everyday living and entertaining.

Externally, the property impresses with a substantial rear garden featuring a tranquil pond—an ideal setting for summer gatherings or quiet relaxation. A private driveway comfortably accommodates up to four vehicles, adding to the property's practicality.

## Additional Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - E

## Entrance Hall



Original tiles to entrance, wood flooring, radiator, ceiling light pendant, original ceiling rose, original archway and coving throughout.

## Front Reception Room



Original wood flooring, double glazed bay window to front elevation, ceiling light pendant, wall light points, fireplace with feature surround, radiator, original ceiling rose and coving throughout.

## Rear Reception Room



Wood flooring, ceiling light pendant, double glazed window to rear elevation, radiator, exposed brick feature fireplace, original ceiling rose and coving throughout.

## Downstairs W.C



Tiled flooring, double glazed obscure window to rear elevation, ceiling light pendant, radiator, low flush W.C and hand wash basin.,

## Kitchen



Tiled flooring, double glazed window to rear elevation, ceiling spotlight points, radiator, Belfast sink, wine cooler, gas hob, double integrated gas oven, integrated dishwasher and integrated fridge freezer.

## Reception Room



Tiled flooring, double glazed French doors leading to garden, double glazed windows to rear elevation, wall light points and two radiators.

## Cellar

Ample storage space throughout.

## First Floor Landing

Original partially carpeted wood flooring and two ceiling light pendants and storage cupboard.

## Bedroom Four



Original wood flooring, double glazed window to rear elevation, ceiling light pendant, radiator and original ceiling rose/

## Family Bathroom



Tiled flooring, tiled walls, radiator, double glazed obscure window to rear elevation, ceiling light point, shower cubicle, free standing bath, low flush W.C and hand wash basin with storage.

## Bedroom Two



Carpeted flooring, two double glazed windows to rear elevation, ceiling light pendant, radiator and original ceiling rose.

## Bedroom Three



Original Wood flooring, two double glazed windows to front elevation, ceiling light pendant, radiator and original ceiling rose.

## Bedroom Five



Carpeted flooring, double glazed window to front elevation, ceiling light pendant, radiator and original ceiling rose.

## Master Bedroom



Original wood flooring, double glazed window to front and rear elevation, ceiling spotlight points, two radiators and fitted wardrobes.

## En-Suite



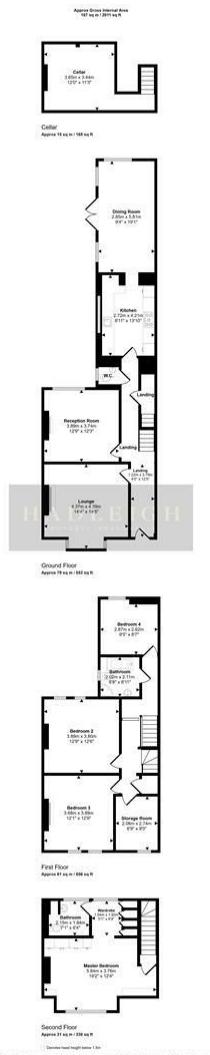
Tiled flooring, part tiled walls, ceiling light points, double glazed window to rear elevation, radiator, shower cubicle, low flush W.C and hand wash basin.

## Garden

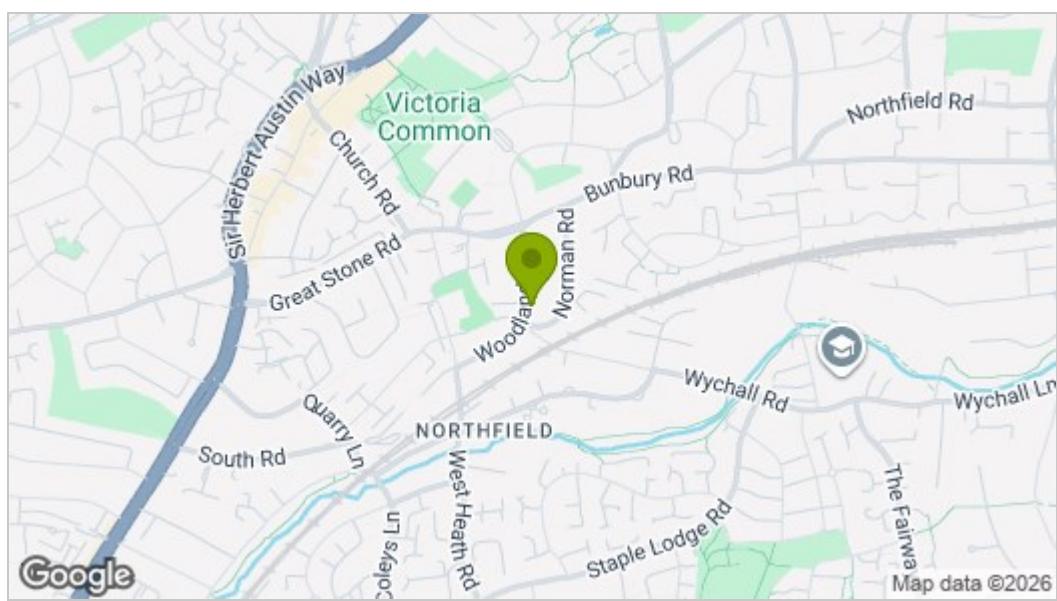


Maintained lawn, mature shrub beds, large pond, patio seating area, summer house and gate to front elevation.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

