



Woolmore Road, Birmingham

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Woolmore Road, Birmingham B23 7EB

for sale offers in the region of
£270,000



Property Description

Burchell Edwards are pleased to present this extended semi-detached family home in the heart of Erdington.

This well-maintained property offers spacious living accommodation throughout, ideal for growing families or those seeking extra space. With the benefit of a new roof, it features two full bathrooms, one located on the ground floor and the other on the first floor, providing convenient options for the whole family.

The property boasts a welcoming double-glazed porch with laminate flooring, offering a bright and airy entrance. The separate sitting room provides a cozy space for relaxation, while the extended lounge and dining room area offers a versatile space for both everyday living and entertaining.

Externally, the home benefits from a large, double garage to the rear, complete with power and internal lighting, ideal for storage or as a workshop. The low-maintenance garden provides an easy-to-care-for outdoor space, perfect for enjoying the outdoors with minimal upkeep.

Further features include built-in wardrobes in the bedrooms, offering ample storage space, and the property is situated within a Council Tax Band B area. This fantastic property offers a blend of comfort, space, and practicality, and is ideally located for local amenities, transport links, and schools.

Entrance Porch

Timber door to front elevation.

Entrance Hallway

Laminate flooring and central heating radiator.

Lounge

11' 1" into max x 10' 6" plus bay (3.38m into max x 3.20m plus bay)

Double glazed bay window to front elevation, central heating radiator and laminate flooring.

Through Lounge/ Diner

26' 3" x 10' 5" (8.00m x 3.17m)

Double glazed French doors to rear elevation, wooden flooring and central heating radiator.

Kitchen

14' 1" x 6' 9" (4.29m x 2.06m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, wooden flooring and tiling to splash prone areas.

Bedroom One

11' 4" to fitted wardrobes x 10' 6" plus bay (3.45m to fitted wardrobes x 3.20m plus bay)
Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobe.

Bedroom Two

11' 2" to fitted wardrobes x 10' 5" (3.40m to fitted wardrobes x 3.17m)
Double glazed window to rear elevation, carpet and fitted wardrobes.

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)
Double glazed window to rear elevation, carpet and central heating radiator.

Downstairs Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, electric shower, tiled flooring and tiling to walls.

Bathroom

Bath, shower, W.C, wash hand basin, extractor, central heating radiator, tiling to walls and tiled flooring.

Front Garden

Driveway providing off road parking.

Rear Garden

Mainly astro turf.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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