



Woodcote Road, BIRMINGHAM

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edwards



Property Description

This well presented, three bedroom semi-detached family home that will be the perfect next step for a family or investors alike. This fantastic family home offers many stand out features including a large, modern breakfast kitchen, family lounge, scenic rear garden, spacious three car driveway, three double bedrooms and two bathroom on the ground and first floor. This property needs to be seen to be full appreciated.

Entrance Porch

Tiled flooring.

Entrance Hallway

Stairs to first floor accommodation and doors off to:

Lounge

12' 10" x 10' 10" (3.91m x 3.30m)

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

Kitchen

17' x 15' 4" (5.18m x 4.67m)

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

Utility Room

17' x 5' 3" (5.18m x 1.60m)

Door to front elevation, tiled flooring and central heating boiler.



Bedroom One

12' 11" x 11' (3.94m x 3.35m)

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

Bedroom Two

11' 2" x 10' (3.40m x 3.05m)

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

Bedroom Three

7' 11" x 6' 5" (2.41m x 1.96m)

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

Shower Room

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, central heating radiator and tiled flooring.

Bathroom

Electric shower over bath, W.C, wash hand basin, tiling to walls and tiled flooring.

Rear Garden

Three storage sheds, paved patio and laid to lawn.









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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