



Woodcock Lane North, Birmingham

**burchell
edwards**



Property Description

A beautifully enhanced detached home on a sought-after road between Acocks Green and South Yardley.

Providing excellent local amenities, school catchment areas and superb transport links make this the perfect place to call home.

This exquisite property has been meticulously upgraded by the current owners and is exceptionally finished, to provide an ideal and practical family home.

The ground floor features a secure enclosed porch, a welcoming entrance hall, a spacious through lounge with diner, an extended dining room, an expanded kitchen, and a conservatory.

Upstairs, you'll find four generously sized double bedrooms, an en-suite shower room to the master, and a well-appointed, luxurious four-piece family bathroom.

Additional benefits include efficient central heating, double glazing, large driveway, a serene landscaped rear garden, and a large detached triple garage equipped with light and power and the convenience of a home office and WC.

Entrance Hallway

Central heating radiator and meters housed here.

Lounge

25' 3" max x 9' 3" max (7.70m max x 2.82m max)
Double glazed bay window to front elevation.

Dining Room

14' 9" max x 17' 8" into recess (4.50m max x 5.38m into recess)
French doors to rear elevation, skylight, two central heating radiators, spotlights and cupboard housing central heating boiler.

Kitchen

16' 6" max x 11' 2" max (5.03m max x 3.40m max)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated five ring hob with extractor, double oven, microwave, dishwasher, fridge freezer, spotlights and breakfast island.

Bedroom One

11' 6" max x 7' 10" max (3.51m max x 2.39m max)
Double glazed window to front elevation, central heating radiator, spotlights and fitted wardrobes.

Bedroom Two

12' 4" into bay x 9' 7" max (3.76m into bay x 2.92m max)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

13' 1" max x 9' 6" into recess (3.99m max x 2.90m into recess)
Double glazed bay window to rear elevation, central heating radiator and fitted wardrobes.

En-Suite

Obscure double glazed window to front elevation, W.C, wash hand basin with vanity unit, heated towel rail, corner shower and spotlights.

Bedroom Four

19' 7" to eaves x 14' 2" max (5.97m to eaves x 4.32m max)
Two velux windows to rear elevation, spotlights, central heating radiator and eaves storage.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin with vanity storage, corner shower, bath and spotlights.

Rear Garden

Private landscaped garden with trees and shrubbery.

Triple Garage

Electric door to front elevation, two double glazed windows and door to rear elevation, power and lighting.









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EPC Rating: D

Tenure: Freehold

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