



Woodfort Road, Great Barr Birmingham B43 5QN

shipways

welcome to

Woodfort Road, Great Barr Birmingham

Spacious three bedroom semi detached house on Woodfort Road, Hamstead, with driveway, large living room, separate kitchen, generous rear garden, family bathroom, and no upward chain. Perfect for families or buyers looking to modernise.

Agent Note

This property is council tax band B.

Entrance Hall

Double glazed window to the front of the property, door to driveway, radiator

Lounge

16' 1" x 12' 4" into recess (4.90m x 3.76m into recess)

Double sliding door to the garden, radiator

Kitchen

11' 9" into recess x 6' 10" (3.58m into recess x 2.08m)

A range of wall and base units with a roll top worksurface, integrated hob and oven, double glazed window and double glazed door to rear and side

Double glazed window to the side of the property, WC, radiator

Rear Garden

Lawn and patio area



Landing

Bedroom One

12' 4" into recess x 9' 7" (3.76m into recess x 2.92m)

Double glazed window to the rear of the property, radiator

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

Double glazed window to the front of the property, radiator, built in storage

Bedroom Three

8' 11" x 7' (2.72m x 2.13m)

Double glazed window, radiator, loft access

Bathroom

Bath with mixer tap, shower over bath, hand wash basin, double glazed window to the rear of the property, radiator

Separate Wc





view this property online shipways.co.uk/Property/GRB112308



welcome to

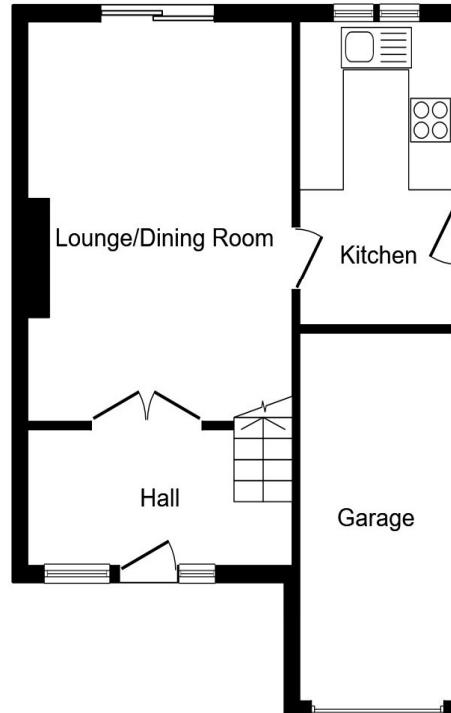
Woodfort Road, Great Barr Birmingham

- DRIVEWAY AND FRONT GARDEN
- LIVING ROOM WITH GARDEN ACCESS
- SEPARATE FITTED KITCHEN
- THREE WELL PROPORTIONED BEDROOMS
- GENEROUS REAR GARDEN

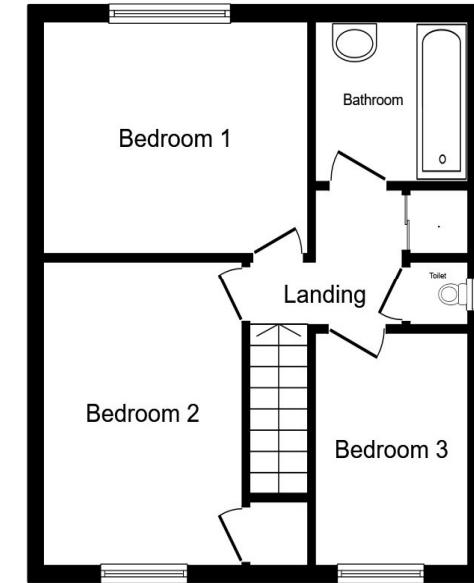
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Ground Floor



First Floor

Total floor area 82.9 m² (892 sq.ft.) approx

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.propertybox.io



view this property online shipways.co.uk/Property/GRB112308



Property Ref:
GRB112308 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk