

## Woodvale Road, Hall Green, Birmingham, B28 0PH

Offers Over £300,000

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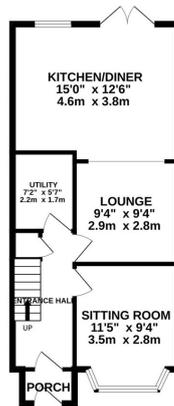


A beautifully presented and extended three-bedroom family home in the heart of B28, offering stylish open-plan living combined with practical family features. With two reception rooms, a stunning modern kitchen with bi-fold doors, utility and downstairs WC, plus a landscaped rear garden complete with a fully fitted garden bar, this home is perfect for both everyday living and entertaining.

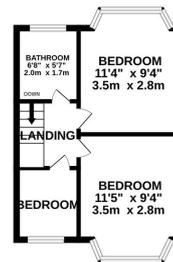
## Key Features

- Extended three-bedroom family home
- Stunning modern open-plan kitchen with island unit
- Downstairs WC with utility room
- Two double bedrooms and one single bedroom
- Landscaped rear garden with fully fitted garden bar
- Two reception rooms including rear reception open to kitchen
- Hidden pantry and integrated appliances (fridge, freezer, dishwasher)
- Clever easy-close storage cupboards to hallway
- Modern family bathroom
- Viewings highly recommended

GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



BLACK & GOLDS  
ESTATE AGENTS

TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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