



Connells

Foredraft Close
Woodgate

Foredraft Close Woodgate B32 3TP

for sale
£230,000



Property Description

Situated in a convenient and well-connected location on Foredraft Close, this modern three-bedroom mid-terraced property offers well-proportioned accommodation ideal for a range of buyers, including first-time purchasers, families and investors.

The ground floor comprises an entrance porch and hallway with W.C., leading through to a comfortable front lounge and a spacious open-plan kitchen/dining room to the rear, perfect for everyday living and entertaining, with direct access onto the garden.

Upstairs, the property offers three bedrooms, including a generous principal bedroom with built-in storage, along with a family shower room. The layout is practical and well suited to modern living.

Externally, the property benefits from a block-paved driveway providing off-road parking to the front, while the low-maintenance rear garden offers a private outdoor space with a useful brick-built storage shed.

The property further benefits from an installed alarm system, providing additional peace of mind.

The location is a particular highlight, providing easy access to the Queen Elizabeth Hospital, University of Birmingham, and the excellent amenities, cafés and transport links available in Harborne, as well as straightforward routes into Birmingham City Centre.

Approach

Set back behind a private gated driveway

Porch

Enclosed porch, window and front door providing access into entrance hallway

Entrance Hall

Staircase to the first floor with doors leading to the W.C., lounge and kitchen/dining room

Lounge

Window to front, panelled radiator, ceiling light point

Kitchen/Diner

Window and patio door to rear, matching wall and base units, integrated appliances, built in storage

Bedroom 1

Window to front, built in storage, panelled radiator, ceiling light point

Bedroom 2

Window to rear, panelled radiator, ceiling light point

Bedroom 3

Window to rear, built in storage, panelled radiator, ceiling light point

Bathroom

Window to front, radiator, ceiling light point, full size bath tub and shower, hand wash basin, low flush w.c.

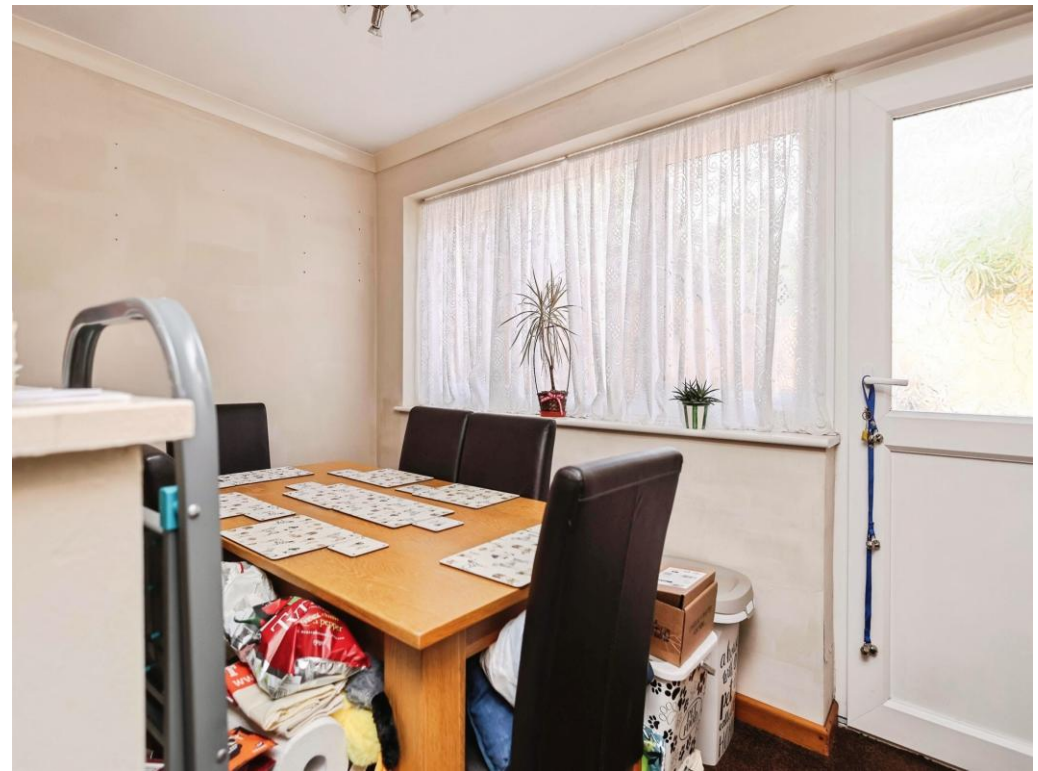
Garden

Fully paved and enclosed with fencing for privacy, featuring a rear access gate, brick-built storage shed

Agents Note

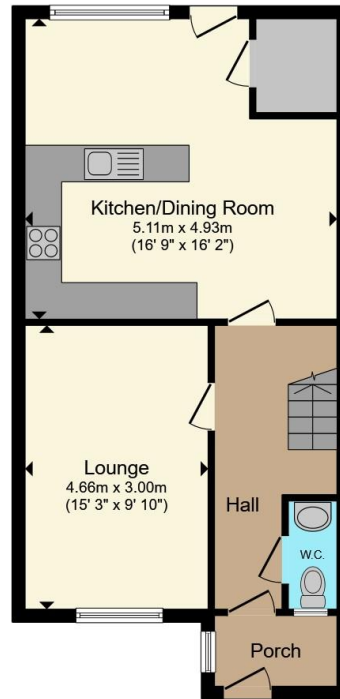
Please note that this property has solar panels, and is of non standard construction, for further information please call the branch on 0121 426 2800.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

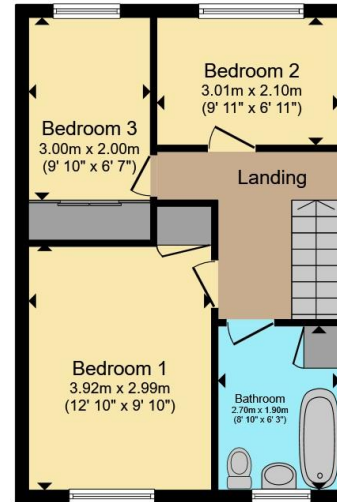








Ground Floor



First Floor

Total floor area 91.7 m² (987 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



To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310877



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Property Ref: HBO310877 - 0006