



Connells

Abbey Road
Warley Woods



Property Description

This beautifully presented three-bedroom detached home blends classic Tudor-style charm with modern comfort. Situated on the sought-after Abbey Road, the property offers generous living space, a bright and functional kitchen, and a low-maintenance garden—ideal for families or professionals seeking a well-connected yet peaceful setting.

The home is perfectly positioned near the scenic Warley Woods and Lightwoods Park, offering expansive green spaces, walking trails, a golf course, and a vibrant community hub at Lightwoods House. Bearwood High Street is just a short stroll away, providing a variety of shops, cafés, and essential amenities, while the popular Harborne area is within easy reach for dining, leisure, and boutique shopping.

Commuters will appreciate excellent transport links, with frequent buses along Hagley Road and quick access to the M5 motorway. The newly developed Sandwell Aquatic Centre is also nearby, catering to fitness and sports enthusiasts.

Families benefit from proximity to well-regarded schools, including Lightwoods Primary, St. Gregory's, and Abbey Infant and Junior Schools.

This property has radiators and central heating throughout.

Approach

The property is approached via a spacious driveway leading to a garage, set against a charming Tudor-style exterior. A brick retaining wall with greenery adds character, while surrounding trees provide a peaceful, semi-rural feel.

Entrance Hallway

A compact, well-lit hallway, the space includes a staircase leading to the upper level and diamond-patterned windows that enhance natural light. Clean lines and neutral tones create a modern, airy feel.

Lounge

14' 6" x 13' 8" (4.42m x 4.17m)

A warm and inviting lounge featuring floral wallpaper, a maroon carpet, and a patterned glass window that adds charm and privacy. The room's layout offers a comfortable and homely atmosphere, ideal for relaxing or entertaining, accompanied with patio doors leading into the garden. The room contains a Heat Pump Air-conditioning System.

Kitchen

16' 9" x 9' 1" (5.11m x 2.77m)

A well-lit kitchen featuring ivory cabinetry, tiled flooring, and a grey countertop. Natural light flows through three windows, one above the sink and another beside a door leading outside. The space includes a tiled backsplash and built-in shelving for practical storage.

Bedroom One

13' 8" x 11' 10" (4.17m x 3.61m)

A stylish bedroom with a grey and white palette, featuring carpeted flooring and a window with decorative grilles and blinds. The space includes freestanding mirrored wardrobes, a radiator beneath the window, and an ornate ceiling light fixture for a touch of elegance. This room has the benefit of a Heat pump air conditioning system.

Bedroom Two

A well-proportioned room featuring a window to side garden aspect, allowing for natural light and views over the garden. A built in cupboard is also featured.

Bedroom Three

7' 10" x 9' 10" (2.39m x 3.00m)

A small bedroom featuring dark grey carpet, black and white floral wallpaper, and a grey-accented window with a black blind. The space is brightened by natural light and offers a clean, contemporary feel.

Shower Room

A bright and clean shower room with white tiled walls, a decorative mosaic border, and a light blue ceiling. Features include a glass-enclosed shower, a wall-mounted mirror, and a window that brings in natural light.

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With white subway-tiled walls and patterned green-and-white floor tiles. The space includes a wall-mounted mirror and chrome fixtures, offering a fresh and tidy appearance.

Garage

The garage is conveniently accessible from both the driveway and the rear garden, offering flexible entry through 'up & over' electric door and added practicality for everyday use.

Garden

A neatly presented garden featuring artificial grass, a patio seating area under a canopy, and decorative potted plants. The space is bordered by a characterful house façade with black timber framing, creating a relaxed and inviting outdoor setting.

Bedroom Two

9' 11" x 10' 4" (3.02m x 3.15m)

A well-proportioned room featuring a window to side garden aspect, allowing for natural light and views over the garden. A built in cupboard is also featured.









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Band: D

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