



Wood Lane, Harborne Birmingham B17 9AY

welcome to

Wood Lane, Harborne Birmingham

**** SOUGHT AFTER B17 HARBORNE LOCATION *** WALKING DISTANCE TO LOCAL AMENITIES *** LOVELY FAMILY HOME *** CLOSE TO LOCAL SCHOOLS, QE HOSPITAL AND UNIVERSITY OF BIRMINGHAM *** 3 LARGE BEDROOMS *** 2 RECEPTION ROOMS *** BEAUTIFUL ENCLOSED REAR GARDEN *** EXCELLENT POTENTIAL *** CHAIN FREE ****

Agent Note

This property is council tax band C.
Potential to extend/renovate.
This property is CHAIN FREE!!

Entrance Hallway

Under-stairs storage cupboard.

Downstairs W/C

Double glazed frosted window, radiator, low level flush w/c, wash hand basin with hot & cold taps, boiler.

Lounge

13' into bay. x 10' (3.96m into bay. x 3.05m)
Double glazed bay window to front, central heating radiator.

Dining Room

13' x 11' (3.96m x 3.35m)
Double glazed double door to rear, central heating radiator.

Kitchen

10' x 6' 1" (3.05m x 1.85m)
Double glazed window to rear and side, central heating radiator, range of wall & base units with drawers and worktops over, stainless steel sink & drainer with mini sink, tiled splashback, gas hob & cooker with extractor hood, plumbing for utilities.

Bedroom 1

12' x 11' (3.66m x 3.35m)
Double glazed sash window to rear, central heating radiator, built in cupboard.

Bedroom 2

15' x 8' (4.57m x 2.44m)
Double glazed sash windows to front, central heating radiator, built in cupboard.

Loft Conversion

16' x 13' (4.88m x 3.96m)
Double glazed skylights, slanted ceilings, central heating radiator, room for a bed.

Bathroom

Double glazed skylight, heated towel rail, double glazed window to rear, freestanding rainfall shower, bath with shower attachment, wash hand basin with mixer tap, tiled walls.

Rear Garden

Gate access to shared alleyway to road, well maintained garden, enclosed, hedges, shed, patio area.





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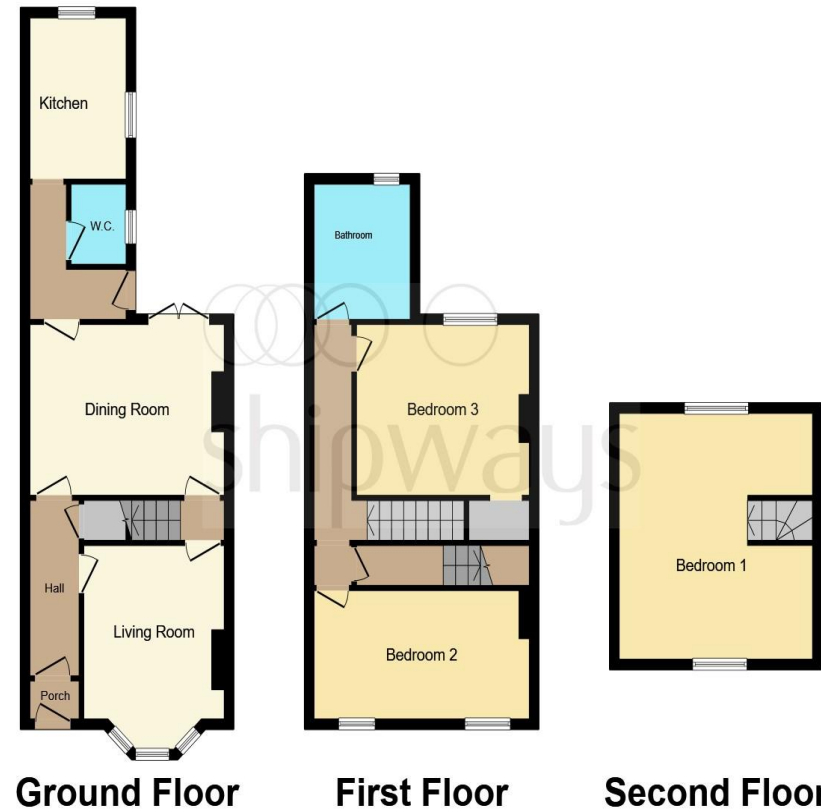
- Sought after B17 Harborne location.
- Walking distance to local amenities.
- Lovely family home.
- Close to local schools, QE hospital and University of Birmingham.
- 3 large bedrooms.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£400,000



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.focalagent.com

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Property Ref:
HBN111855 - 0007

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