



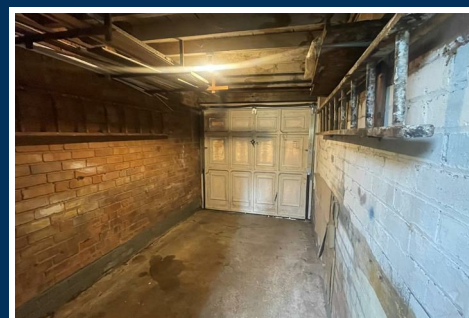
163 Woodlands Road

Sparkhill, Birmingham, B11 4ER

Offers Over £340,000



A fantastic opportunity has arisen to purchase family home that offers a superb space on this popular location on the boarder of Moseley/ Sparkhill, with no upward chain. Being ideally located for access into both Kings Heath and Moseley with all of their respective amenities but also well placed for the nearby transport links to the QE Hospital, Birmingham University and the City Centre. In brief the accommodation offered consists of; front driveway, entrance porch, hallway, front reception room with doors giving access into the rear reception room, kitchen with access utility room, garage, and rear garden. To the first floor there is a three bedrooms, shower room, separate WC and access to the loft area accessed from a drop down ladder. EPC rating E.



Approach

The property is approached via a driveway providing off road parking, lawned area with shrubs to borders and pathway leading to double glazed French doors opening into:

Porch

With ceiling light point and wooden door opening into:

Hallway

With wooden panelling to walls, ceiling light point, stairs giving rise to the first floor landing, central heating radiator, original wooden flooring, door opening into storage cupboard with ceiling light point and built-in shelving and doors opening into:

Reception Room One

16'4" x 14'3" (4.98 x 4.36)

With ceiling light point, central heating radiator, double glazed bay window too the front aspect, fireplace with wooden mantle piece and marble surround and picture rail.

Reception Room Two

18'4" x 11'10" (5.61 x 3.63)

With two ceiling light points, picture rail, central heating radiator, double glazed bay window incorporating double glazed French doors giving access and views to the rear garden and wooden mantle piece and surround.

Kitchen

12'3" x 6'9" (3.75 x 2.06)

With a selection of wall and base units with work surfaces incorporating gas hob with extractor fan over and cooker, integrated fridge, breakfast bar,

central heating radiator, double glazed window to the rear aspect and step down into:

Lean-To

3'9" x 17'7" x 8'2" x 10'3" (1.16 x 5.36 x 2.49 x 3.13)

With a high flush WC, storage cupboard, Vaillant combination boiler, access into the garage, proves useful storage space and UPVC door opens out to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with double glazed obscured window to the side aspect, ceiling light point, door opening into storage cupboard providing useful storage and further doors opening into:

Bedroom One

16'3" x 11'10" (4.97 x 3.63)

With two ceiling light points, central heating radiator, fireplace with wooden mantle piece and tiled surround, picture rail and double glazed bay window to the front aspect.

Bedroom Two

14'7" x 10'4" (4.45 x 3.15)

With two ceiling light points, central heating radiator, picture rail, two built -in wardrobes and double glazed window to the rear aspect.

Bathroom

7'8" x 6'8" (2.35 x 2.04)

With double glazed opaque window to the rear aspect, airing cupboard, loft access point, panel bath with hot and cold taps, shower cubicle with Triton shower over, free standing in with hot and cold taps, extractor fan, central heating radiator and tiled walls.

Bedroom Three

9'3" x 7'11" (2.83 x 2.43)

With two ceiling light points, central heating radiator, laminate wood effect flooring and double glazed window to the front aspect.

Separate WC

2'8" x 4'2" (0.83 x 1.28)

With tiled walls, low flush WC, double glazed window to the side aspect and ceiling light point.

Rear Garden

From the lean-to door gives access to the rear garden with a patio area, step and pathway leads to lawn turfed area with mature plants, trees and shrub and finished with panel fencing surround.

Garage

7'8" x 13'5" (2.36 x 4.11)

Providing useful storage.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 163 Woodlands Road, Birmingham, West Midlands, B11 4ER is band C and the annual Council Tax amount is approximately £1,852.23, subject to confirmation from your legal representative.





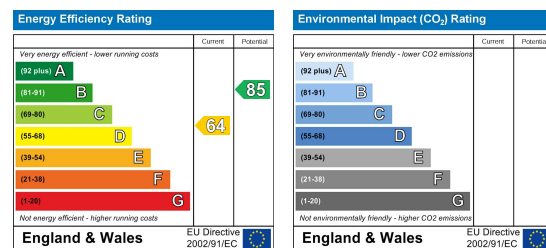
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.