



19 Woodfall Avenue
Cotteridge, Birmingham, B30 1NR

Offers In The Region Of £525,000



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WOW! STUNNING FOUR BEDROOM EXTENDED CORNER PLOT HOME WITH DREAM GARDEN!! This is a truly special, vastly extended family home sitting proudly on a superb corner plot within this quiet cul-de-sac off Watford Road. Offering a fantastic mix of character, space and high-end finish, alongside a beautiful, rear garden, this one really stands out from the crowd! The showpiece is the incredible open plan living, dining and kitchen space with bi-fold doors and skylights flooding the room with natural light — perfect for modern family life and entertaining. There's also a separate utility room, two cosy log burners and a stylish ground floor wet room adding to the flexibility of the space. Upstairs doesn't disappoint either, with three good well-proportioned bedrooms including a stunning principal bedroom with vaulted ceiling, further single bedrooms plus a modern four piece bathroom! Ideally located for Cotteridge and Rowheath Parks, excellent local schools and all the amenities of Bournville, Cotteridge and Stirchley and with great transport links close by, you couldn't be better placed for all the area has to offer. This truly is a wonderful home. Homes like this rarely come up — early viewing is essential!



Approach

This stunning and vastly extended four bedroom family home sits on an excellent corner plot and is approached via a shared tarmac driveway providing off-street parking for multiple vehicles. There are low maintenance flowerbeds, side access via a wooden gate leading to the rear garden, and double glazed French doors opening into:

Entrance Porch

With original red quarry tiled flooring, recessed spotlights to the ceiling and an oak stained glass front door opening into:

Entrance Hall

With two ceiling light points, central heating radiator, LVT flooring, leaded light stained glass double glazed window to the side aspect, stairs with decorative balustrade giving rise to the first floor landing, door opening into a useful under-stairs storage cupboard and further oak internal door opening into:

Front Reception Room

13'11" into bay x 11'08" (4.24m into bay x 3.56m)

With double glazed bay window with in-built plantation shutters to the front aspect, ceiling light point, inset log burning stove set on a tiled hearth with feature exposed brick surround and floating oak mantel.

Ground Floor Wet Room

6'11" max x 5'03" (2.11m max x 1.60m)

With mains powered shower, concealed cistern WC, wash hand basin set within a vanity unit with mixer tap, frosted double glazed window to the front aspect, recessed spotlights to ceiling, heated chrome towel rail, wall mounted extractor and fully tiled walls and splashbacks.

Living/Dining and Kitchen

24'2" max x 22'2" max (7.37m max x 6.78m max)

A stunning extended space and the real heart of the home. The living area offers a ceiling light point and a feature inset log burning stove set on a raised tiled hearth with exposed brick chimney breast and archway, with continued LVT flooring flowing through into the dining and kitchen areas. The dining area benefits from two contemporary column radiators, recessed ceiling spotlights, three Velux roof lights and quadruple bi-folding doors providing lovely views and direct access to the rear garden and patio. The kitchen is fitted with a range of contemporary green wall and base units incorporating larder cupboards, quartz work surfaces and a breakfast bar with inset ceramic sink and drainer with Franke Quooker tap providing instant boiling water. There is space for under-counter fridge, freezer and dishwasher, along with integrated CDA microwave, oven and grill, and a five-ring gas hob with stainless steel extractor above. Further features include metro tiling to splashbacks, recessed spotlights, two pendant lights over the breakfast bar, and a double glazed door to the rear garden. An oak internal door opens into:



Utility Area

5'04" max x 15'04" (1.63m max x 4.67m)

With work surface incorporating one and a half bowl sink and drainer with mixer tap and under-sink storage, space for an American style fridge freezer, washing machine and tumble dryer, wall mounted Worcester Bosch combination boiler, tiled effect flooring and double glazed window to the rear aspect.

Stunning Rear Garden

A beautifully landscaped and generously sized rear garden, ideal for families and entertaining. An initial full-width block paved patio leads to the side return with gated access to the front. There are multiple seating and entertaining areas, with an attractive exposed brick retaining wall and steps leading up to the main lawn. The garden is mainly laid to lawn with mature trees, plants and shrubs, with a pathway leading to a garden shed to the rear — offering potential for use as a home office.



First Floor Accommodation

From the hallway, stairs with decorative balustrade rise to a split-level first floor landing with ceiling light points, loft access and a double glazed window to the front aspect. Oak internal doors open into:

Bedroom One

17'08" x 11'03" max 5'10" min (5.38m x 3.43m max 1.78m min)

A superb main bedroom featuring a vaulted ceiling, two pendant light points, double glazed picture window to the rear, two roof lights, recessed spotlights, central heating radiator and laminate wood flooring.

Family Bathroom

8'07" x 6'08" (2.62m x 2.03m)

With walk-in shower and Bristan Bliss electric shower, concealed cistern WC, wash hand basin set within vanity unit, contemporary freestanding bath with mixer tap and shower attachment, frosted double glazed window to the rear, recessed spotlights, tiled flooring and splashbacks, and heated chrome towel rail.



Bedroom Two

14' into bay x 10'03" (4.27m into bay x 3.12m)

With laminate wood flooring, central heating radiator, double glazed bay window with in-built shutters to the front aspect and ceiling light point.

Bedroom Three

12'01" x 11'06" (3.68m x 3.51m)

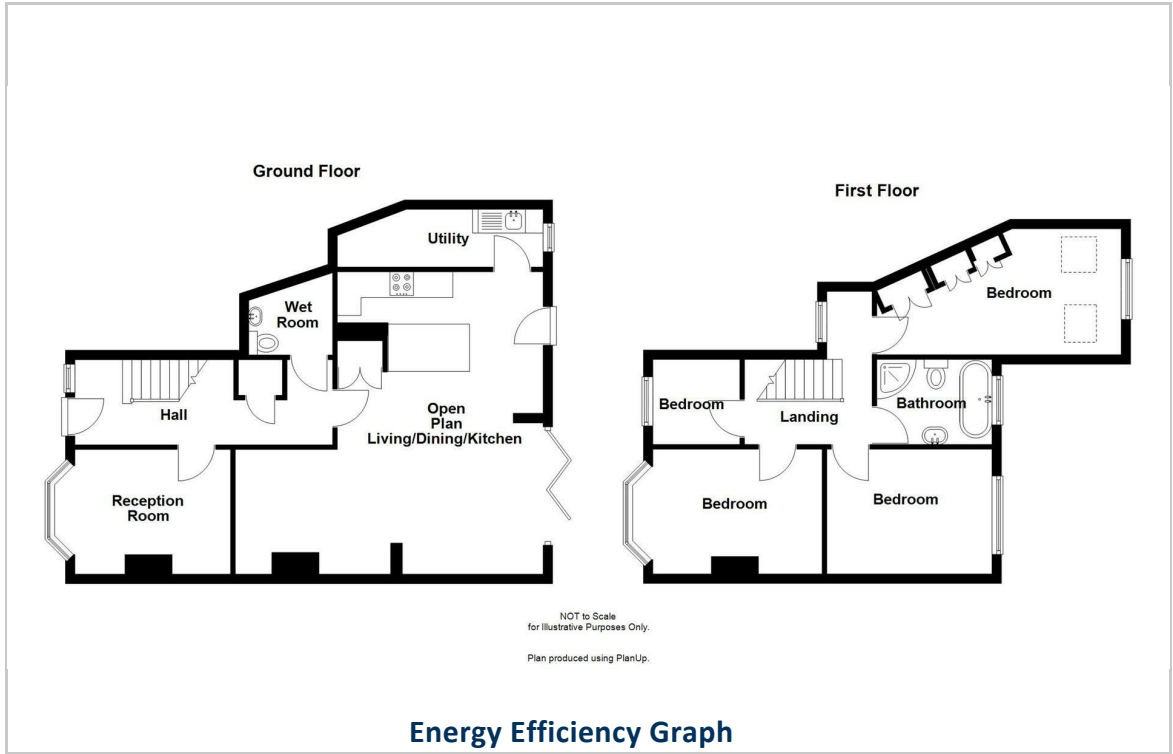
With double glazed window with in-built shutters to the rear aspect, central heating radiator, LVT flooring and ceiling light point.



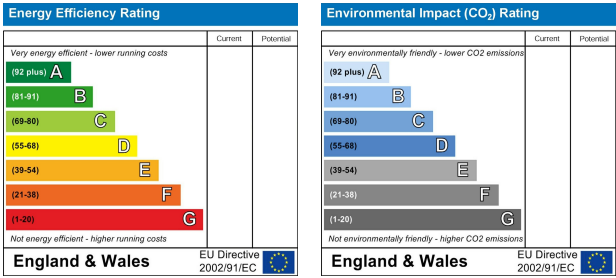
Bedroom Four

6'10" x 6'10" (2.08m x 2.08m)

With double glazed window with in-built shutters to the front aspect, ceiling light point, laminate flooring and central heating radiator.



Energy Efficiency Graph



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

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