



90 Woodland Road

Northfield, Birmingham, B31 2HY

Offers In The Region Of £425,000



EXCELLENT SIZE – FOUR DOUBLE BEDROOMS – BEAUTIFUL MATURE GARDENS – WALKING DISTANCE TO THE STATION!

This substantial and thoughtfully extended four double bedroom family home offers an exceptional amount of living space throughout, whilst still presenting exciting further potential for the right buyer. Ideally situated in a convenient and highly sought-after location, the property enjoys excellent access to a range of nearby amenities, including Northfield Train Station within walking distance, providing direct commuter links to the QE Hospital, University of Birmingham and Birmingham City Centre. Northfield and Longbridge shopping facilities, motorway networks and well-regarded local schools are also all within easy reach. The accommodation briefly comprises a generous driveway providing ample off-road parking, entrance vestibule, welcoming hallway, two spacious reception rooms, conservatory, fitted kitchen, utility room, ground floor WC and integral garage. To the rear, the property benefits from a wonderful mature garden offering an excellent degree of privacy and a perfect setting for families and outdoor entertaining. To the first floor is where the home truly comes into its own, boasting four excellent double bedrooms and two particularly spacious family bathrooms, making it ideal for growing families seeking versatile accommodation. Offering fantastic proportions, a prime location and huge versatility throughout, this is a superb opportunity to acquire a wonderful long-term family home. To arrange your viewing, please contact the Bournville sales team.



Approach

This vastly extended four-bedroom semi-detached property is approached via a front tarmac driveway providing off-street parking for multiple vehicles, alongside a fore lawn leading to the garage door. Steps rise to double-glazed French doors opening into:

Entrance Porch

Featuring original red quarry tiled flooring, exposed brickwork, a ceiling light point, and a double-glazed door with accompanying side window opening into:

Entrance Hall

With hardwood flooring, stairs rising to the first-floor landing, ceiling light point, understairs storage cupboards, central heating radiator, and internal doors leading to:

Front Reception Room

14'07" to bay x 13'05" (4.45m to bay x 4.09m)

With a double-glazed bay window to the front aspect, cornicing to the ceiling, central heating radiator, continued hardwood flooring, ceiling light point with decorative ceiling rose, and an inset open fireplace with wooden surround.

Rear Reception Room

13'06" x 11'11" (4.11m x 3.63m)

Featuring continued hardwood flooring, central heating radiator, ceiling light point, inset gas fire with decorative tiled surround, and double-glazed sliding patio doors opening into:

Conservatory

11'05" x 11'11" (3.48m x 3.63m)

With tiled flooring, ceiling fan light, double-glazed windows overlooking the rear garden, and double-glazed French doors providing access to the rear garden.

Kitchen

11'09" x 10'04" (3.58m x 3.15m)

Fitted with a cream range of wall and base units incorporating space for a Range cooker with stainless steel splashbacks and stainless steel extractor hood above. Features include a one-and-a-half bowl sink and drainer with mixer tap, roll-edge work surfaces, integrated dishwasher, breakfast bar area, tiled splashbacks, laminate flooring, double-glazed window to the rear aspect, ceiling light point, central heating radiator, and glazed door leading into:

Garage

16'03" x 8'06" (4.95m x 2.59m)

With metal up-and-over door to the driveway, strip ceiling light point, power points, wall-mounted gas meter, and doors leading to the utility room and:

Ground Floor WC

5'07" x 2'09" (1.70m x 0.84m)

With low flush WC and ceiling light point.

Utility

8'08" x 8'03" (2.64m x 2.51m)

Providing space for a fridge freezer and washing machine, with wall-mounted Glow-worm combination boiler, strip ceiling light point, work surface with stainless steel sink, and double-glazed door and window providing views and access to the rear garden.

Rear Garden

A mature rear garden featuring a full-width patio leading to the main lawned garden with a variety of mature trees, plants, and shrubs. The garden is enclosed by a mixture of hedgerows and panel fencing, with a further hardstanding area to the rear suitable for garden sheds.

First Floor Accommodation

From the hallway, split-level stairs rise to the first-floor landing, with a further staircase leading to a secondary landing featuring a double-glazed window to the side aspect, central heating radiator, ceiling light point, and doors leading to:

Bedroom Four

11'10" x 8'04" (3.61m x 2.54m)

With superb vaulted ceiling, ceiling light point, loft access point, central heating radiator, and double-glazed Velux roof light to the side aspect.

Shower Room

8' x 9' (2.44m x 2.74m)

Fitted with a corner-entry shower cubicle with mains-powered shower, frosted double-glazed window to the front aspect, low flush WC, wash hand basin set within vanity unit with storage beneath, tiled splashbacks, heated chrome towel rail, ceiling light point, and extractor fan.

Further landing area

With loft access point, ceiling light point, and doors leading to:

Bathroom

9' x 9'08" (2.74m x 2.95m)

Comprising a P-shaped panel bath with electric shower over, heated chrome towel rail, wash hand basin, and concealed cistern low flush WC set within a vanity unit with storage, ceiling light point, and tiled splashback areas.

Bedroom Three

10'08" max x 11'11" max (3.25m max x 3.63m max)

With double-glazed window to the rear aspect, partial vaulted ceiling, ceiling light point, and central heating radiator.

Bedroom One

12'6" x 12'08" (3.81m x 3.86m)

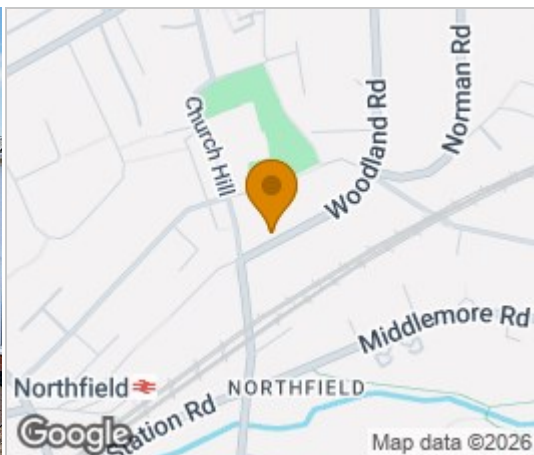
With double-glazed window to the rear aspect, ceiling light point, central heating radiator, and a range of built-in wardrobes.

Bedroom Two

12'01" x 13'16" (3.68m x 3.96m)

With double-glazed window to the front aspect, ceiling light point, and central heating radiator.





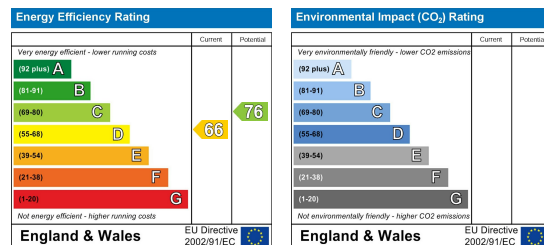
Floor Plan



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.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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