



23 Wood Lane, Birmingham, B17 9AY
Offers In The Region Of £330,000

A particularly spacious and extended two bedroom mid terrace. Immaculately presented and situated in this desirable location within close proximity to Harborne.

EPC BAND RATING D

Location

WOOD LANE is a particularly sought after location which is approached from Court Oak Road which itself gives access to the excellent recreational facilities of Queens Park. In addition Harborne High Street is readily accessible with its excellent shopping, restaurants and café facilities. The Queen Elizabeth Medical Complex and Birmingham University are close at hand. There are excellent public transport facilities and schools for children of all ages.

Introduction

23 WOOD LANE is a charming traditional mid-terrace that boasts many original features and has been extended to the rear. Being in excellent decorative order the accommodation benefits from gas central heating and comprises vestibule porch, reception hall, two reception rooms and extended breakfast kitchen. At first floor level there are two double bedrooms and well appointed bathroom with white suite. To complement the property there is a delightful sunny rear garden.

On The Ground Floor

The property is set back behind a neat walled front garden with side pathway. Set back in an elevated position the accommodation comprises:

Reception Hall

Central heating radiator, feature plaster archway, staircase to the first floor landing, ceiling light point, coving and part glazed pine inner door.

Front Reception Room 12'6" x 9'10" (3.81m x 3.00m)

A charming room with feature fireplace with pine mantel and hearth beneath, central heating radiator, coving, power points, ceiling light point and double glazed bay window to front.

Rear Reception Room 13'3" x 13'2" (4.04m x 4.01m)

Feature fireplace with mosaic tiles and gas fire inset, central heating radiator, power points, ceiling light point, two wall light points, under stairs cupboard, double glazed window to rear and door to breakfast kitchen.

Extended Breakfast Kitchen 24'11" x 6'9" (7.59m x 2.06m)

A well equipped and extended breakfast kitchen with sink unit and drainer, range of base and wall units, contrasting worktop, single door oven, four ring hob

On The First Floor

A tread staircase leads to the first-floor landing with central heating radiator and access to the loft.

Bedroom One 13'2" x 11'9" (4.01m x 3.58m)

Original feature fireplace with painted mantel central

heating radiator, power points, ceiling light point and double glazed window to front giving an excellent degree of natural light.

Bedroom Two

Original feature fireplace with painted mantel, central heating radiator, power points, ceiling light point and double glazed window to rear.

Well Appointed Bathroom

Comprising white suite of panelled bath with shower over with glazed shield, wash hand basin, low-level WC, vanity unit with medicine cabinet and useful storage, central heating radiator and double glazed window to rear.

Outside

The property is set back behind a neat walled front garden with side pathway.

Rear Garden

A delightful sunny garden with shaped lawn, shrub and flower borders and bounded by mature hedging.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.

Floor Plan



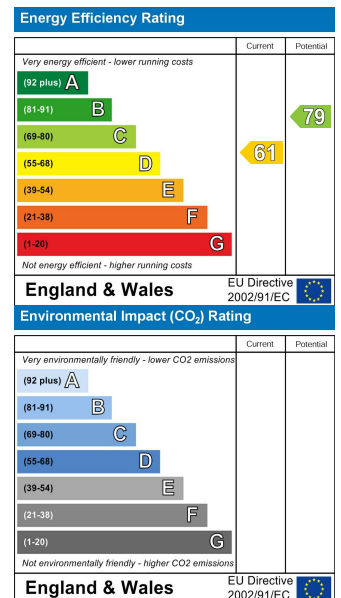
Total area: approx. 89.8 sq. metres (966.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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