





Property Description

A spacious 4 bedroom family home located on the popular Woodgate Lane in the sought-after Woodgate area. The property offers generous and versatile living accommodation including a downstairs shower room, a bright lounge with separate dining area, a modern fitted kitchen, and a spacious reception room featuring an unfitted bar area that can be retained for entertainment or removed to suit an alternative layout and style.

Upstairs there are 4 bedrooms and a family bathroom making the home ideal for growing families or buyers seeking additional space for home working. Outside, the property benefits from a driveway providing off-road parking and an ample sized rear garden, perfect for outdoor entertaining or family use.

Conveniently positioned close to local schools, shops, parks, and transport links into Birmingham city centre and surrounding areas, this home represents an excellent opportunity for families or investors looking to purchase in a well-established residential location.

This property is offered with no onward chain, making this an ideal opportunity for buyers seeking a smooth and speedy transaction.

Approach

Set back from the roadside behind a multi car driveway.

Porch

Ceiling light point, double glazed window

Hallway

Ceiling spot lights, panelled radiator and stairs rising

Shower Room

Ceiling spot lights, low flush wc, extractor fan, sink and vanity unit, walk in shower

Dining Room

7' 10" x 8' 10" (2.39m x 2.69m)

Ceiling spot lights, opens out onto kitchen and other living areas

Kitchen

9' 6" x 14' 11" (2.90m x 4.55m)

Matching wall and base units with fitted oven and plumbing for dishwasher, cooker hood, ceiling spot lights and under unit lights, double sink and drainer with filtered tap and double glazed window to the rear.

Living Room

14' 1" x 11' 11" (4.29m x 3.63m)

Ceiling spot lights, two wall mounted light points, double glazed window and panelled radiator.

Reception Room

20' 9" x 14' 9" (6.32m x 4.50m)

Two ceiling light points rear french doors to patio and two full length double glazed windows with fitted blinds. The bar area is all included but if required can be removed easily to offer an extra living space.

Garage Room

15' 8" x 8' 7" (4.78m x 2.62m)

The garage has now been converted into a useable room which consists of a ceiling light point and door into the utility room.

Utility Room

9' 1" x 6' 8" (2.77m x 2.03m)

Matching wall and base units, plumbing for washing machine, ceiling spotlights and a wall mounted boiler.

Landing

Double glazed window, ceiling spot lights, panelled radiator and further ceiling light point.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)

Ceiling light point, panelled radiator and double glazed window to frontage

Bedroom Two

14' x 10' 7" (4.27m x 3.23m)

Ceiling light point, double glazed window to the rear and panelled radiator.

Bedroom Three

12' x 11' (3.66m x 3.35m)

Ceiling light point, panelled radiator and

double glazed window to the front

Bedroom Four

8' 11" x 7' 11" (2.72m x 2.41m)

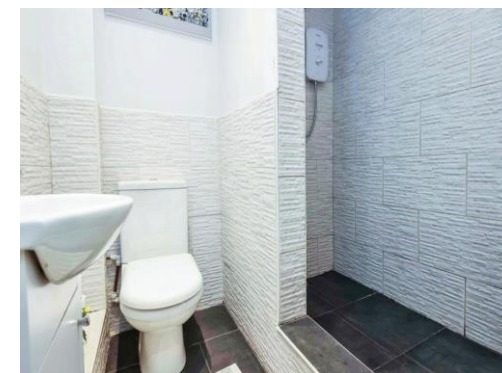
Ceiling light point, panelled radiator and double glazed window

Main Bathroom

Fully tiled, double glazed frosted window, low flush W.C, extractor fan, pedestal sink and panelled Jacuzzi bath

Rear Garden

Initially in the garden you step onto a patio area with astro turf either side of a paved path leading to a fitted hot tub under a wooden pagoda and rear double shed with ample storage space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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