



12 Woodwells Road, Ward End, Birmingham B8 2TH
Price £299,950

An extended, freehold, 3 bedroom semi detached family residence benefiting from a full width single storey conservatory at rear.

Other benefits include the installation of gas fired central heating, UPVC double glazing and a large block paved foregarden/driveway providing ample parking.

No upward chain.

Woodwells Road is located off the main Alum Rock Road and Sladefield Road which can be accessed off Washwood Heath Road.

The property stands back from the roadway behind a full width block paved foregarden approach.

In turn the property is built of traditional 2 storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISSES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE LEADING TO

RECEPTION HALL

Single panel central heating radiator, UPVC double glazed window, staircase off.

SPACIOUS THROUGH LOUNGE

25'11 into bay x 11'9 (7.90m into bay x 3.58m)

UPVC double glazed bay window, twin panel and additional single panel central heating radiator. UPVC doors leading to conservatory.

EXTENDED FULL WIDTH CONSERVATORY

17'9 x 7'8 (5.41m x 2.34m)

Ceramic tiled floor, access from both the kitchen and through lounge.

REFITTED KITCHEN (REAR)

11'8 x 6'7 (3.56m x 2.01m)

Ceramic tiled floor and three quarter height wall tiling. Single drainer stainless steel sink unit with mixer taps and single door base unit below. Further 2 double door and a single door base unit, double door and 2 single door wall units, further single door wall unit concealing the modern gas fired central heating boiler, 4 ring gas hob with oven below. Plumbing for automatic washing machine, full height double door under stairs storage cupboard. 2 UPVC double glazed windows, UPVC door to conservatory.

ON THE FIRST FLOOR

LANDING

UPVC double glazed window, linen and airing cupboard. Loft access.

BEDROOM 1 (FRONT)

13' x 11'9 (3.96m x 3.58m)

UPVC double glazed bay window, twin panel central heating radiator.

BEDROOM 2 (REAR)

11'9 x 11'7 (3.58m x 3.53m)

UPVC double glazed bay window, twin panel central heating radiator.

BEDROOM 3 (FRONT)

7'9 x 6'9 (2.36m x 2.06m)

UPVC double glazed bay window, single panel central heating radiator.

TILED BATHROOM

8'1 x 6'6 (2.46m x 1.98m)

Panelled in bath, pedestal wash hand basin, low flush w.c. UPVC double glazed window, single panel central heating radiator.

OUTSIDE

Separate tradesman's side entrance.

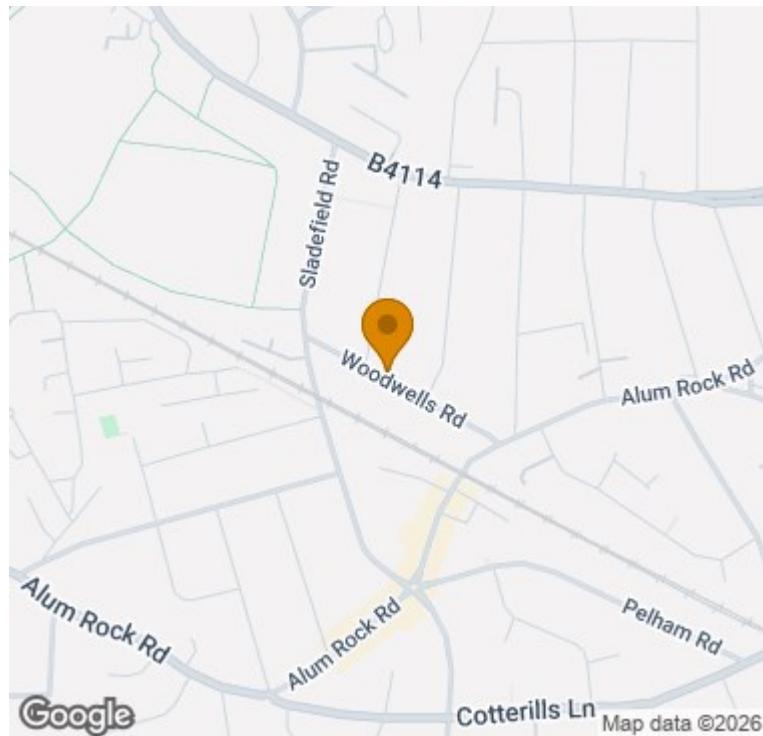
Paved terrace.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.

