



150 Woodlands Road

Sparkhill, Birmingham, B11 4ET

Offers Over £400,000

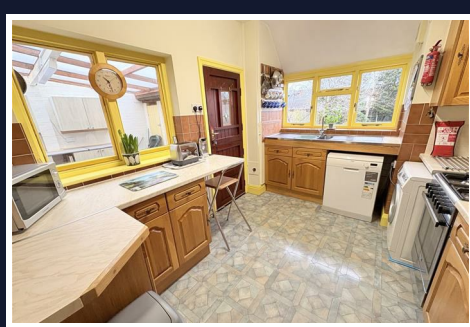


DELIGHTFUL FOUR BEDROOM, SEMI-DETACHED FAMILY HOME!

Rice Chamberlains are pleased to present this lovely family home located on Woodlands Road, Sparkhill.

This home is ideally situated for access in Sparkhill, Moseley and Hall Green, with good school catchments, local shops and supermarkets as well as great transport routes around the city, along with the new train station in Moseley due to open soon! The property itself comprises of a driveway, a welcoming porch and hallway, two reception rooms, kitchen, spacious utility with down stairs toilet and a further garage. The first floor accommodation provides two double bedrooms, a single bedroom, a bathroom and separate w/c with further stairs to top floor accommodation with loft room and en-suite. The garden is beautifully kept with mature shrubbery and ample natural sunlight!

The energy efficiency rating is TBD. To truly appreciate this property, call our Moseley office for a viewing today!



Approach

The property is approached via a driveway providing off road parking with lawn area leading to a wooden front entry door opening into:

Porch

With wooden framed windows, tiled floor and further wooden front entry door with stained glass windows to the side opening into:

Hallway

With ceiling light point, central heating radiator, laminate wood effect flooring, under stair storage cupboard with ceiling light point and provides useful storage and single glazed opaque window overlooking the utility, stairs giving rise to the first floor landing and doors opening into:

Living Room

15'10" x 12'10" (4.85 x 3.93)

With feature gas fireplace, cornice to ceiling, ceiling light point, central heating radiator and timber framed bay windows with double glazed lower frames and with accompanying stained glass insets (single glazed).

Dining Room

16'4" x 11'6" (4.99 x 3.53)

With ceiling light point, central heating radiator, cornice to ceiling and double glazed floor to ceiling bay window with stained glass insets and double glazed door giving access to the rear garden.

Kitchen

9'2" x 11'9" (2.80 x 3.60)

With lino to flooring, ceiling light point, double glazed timber framed window to the rear aspect, a selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, single glazed window overlooking

the utility, tiling to splash backs, space facility for washing machine,, dishwasher and cooker with extractor over, central heating radiator and wooden stable door with inset opaque window and step opening into:

Utility

12'3" x 12'9" (3.75 x 3.91)

With ceiling strip light, wall and base units with work surfaces incorporating stainless steel sink and drainer with cold tap, door giving access to the rear garden, two storage cupboards, further door opening into ground floor WC and further door with glazed insets opening into:

Garage

15'3" x 12'6" (4.65 x 3.82)

With ceiling strip lights, metal up and over door to driveway, electric and gas meters, fuse box and electrics.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with double glazed stained glass opaque window to the side aspect, further staircase gives rise to the top floor landing, ceiling light point, door opening into storage cupboard and doors opening into:

Bathroom

8'0" x 6'3" (2.46 x 1.93)

With lino to flooring, ceiling light point, double glazed opaque window to the rear aspect, wash hand basin on pedestal with hot and cold tap, panel bath with hot and cold mixer tap and glass shower screen and shower over, part tiling to walls, door opening into storage cupboard housing the Vaillant boiler and wall mounted towel radiator.

Separate WC

9'4" x 4'11" (2.85 x 1.51)

With ceiling light point, low flush WC, lino to flooring and single glazed opaque window to the side aspect.

Bedroom One

12'11" x 16'4" (3.94 x 5)

With ceiling light point, central heating radiator and timber framed double glazed bay window with original stained glass insets which are single glazed and secondary glazing.

Bedroom Two

11'8" x 16'4" (3.56 x 4.98)

With ceiling light point, central heating radiator and double glazed bay window with stained glass insets to the rear aspect.

Bedroom Three

7'11" x 11'6" (2.43 x 3.51)

Currently utilised as a home office with ceiling light point, central heating radiator and timber framed double glazed window with stained glass insets to the front aspect.

Top Floor Accommodation

From the first floor landing staircase gives rise to the top floor landing with ceiling light point, double glazed window to the side aspect and door opening into:

Loft Room

17'11" x 13'0" (5.47 x 3.98)

With ceiling light point, wooden floorboards, two central heating radiators, two Velux windows to the front aspect, double glazed window to the rear aspect and door opening into:

En-Suite

3'4" x 8'5" (1.02 x 2.57)

With continued wooden floorboards, low flush WC, wash hand basin in vanity unit, wall mounted towel radiator, ceiling light point and double glazed opaque window to the rear aspect with plumbing available to fit in a shower as desired.

Rear Garden

outhouse 8'10" x 5'9" (outhouse 2.70 x 1.77)

With a patio area leading to outhouse, with strip ceiling light point, glazed window and providing useful storage. Path leads down to a lawned area with mature trees, shrubs and flowerbeds to borders.

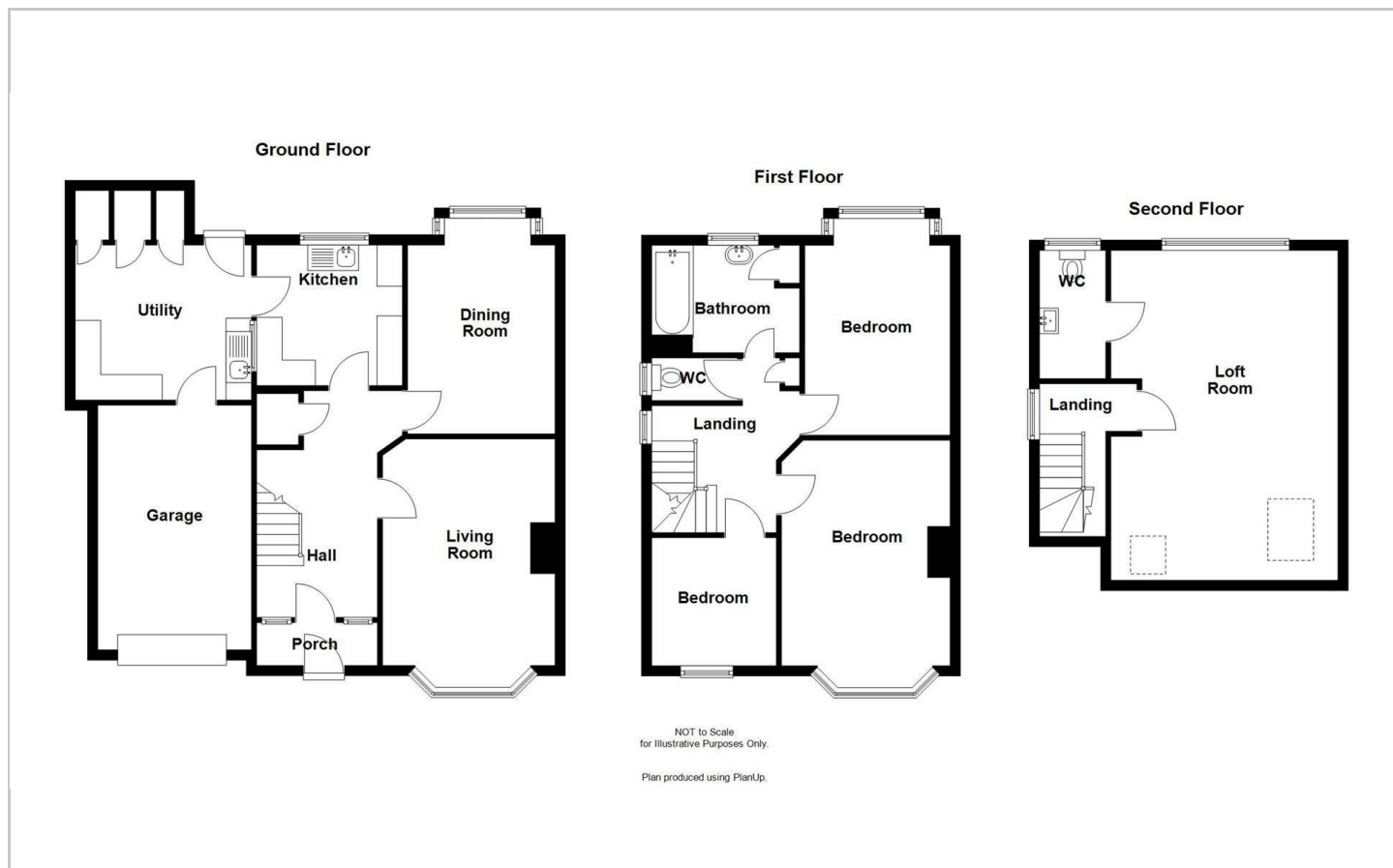
Council Tax Band

According to the Direct Gov website the Council Tax Band for 150 Woodlands Road, B11 is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.





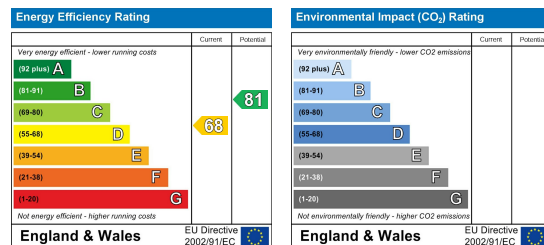
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 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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