



## 3 Woodbrooke Grove

Northfield, Birmingham, B31 2FJ

Offers Over £165,000



**A spacious two bedroom, two bathroom ground floor apartment offered with no onward chain, set within this highly sought-after development on the popular Bournville Trust Estate. The property boasts a generous open-plan living, dining and kitchen area with access to communal gardens, a main bedroom with dressing area and en-suite shower room, allocated parking and excellent access to the Q.E. Hospital, University of Birmingham, Birmingham City Centre and local amenities.**



#### Approach

The property is approached via a communal front entrance with stairway and lift access to further floors, with a hardwood door opening into:

#### Entrance Hall

With two in-built storage cupboards (one housing the hot water system), wall-mounted electric radiator, recessed ceiling spotlights and internal doors leading to:

#### Bedroom One

11'3" x 10'9" dressing area 7'04" x 2'10" (3.43m x 3.28m dressing area 2.24m x 0.86m)

With double glazed window to the rear aspect, ceiling light point and wall-mounted electric radiator. The dressing area benefits from double in-built wardrobes and provides access to:

#### En-Suite Shower Room

7'04" to rear of shower x 5'06" (2.24m to rear of shower x 1.68m)

With walk-in shower with mains-powered shower, wall-hung wash hand basin with mixer tap, push-button WC, tiled floor and splashbacks, and ceiling light point.

#### Bedroom Two

8'04" x 7'10" (2.54m x 2.39m)

With double glazed window to the front aspect, wall mounted electric radiator and ceiling light point.

#### Bathroom

5'06" x 7'04" (1.68m x 2.24m)

With panel bath with hot and cold mixer tap and shower attachment, low flush WC, wall hung wash hand basin, tiled floor and splash backs, heated chrome towel rail and recessed spots to ceiling.

#### Living/Dining Room

l-shaped 11'08 x 9'0" x 18'09" max x 11'11" (l-shaped 3.56m x 2.74m x 5.72m max x 3.63m)

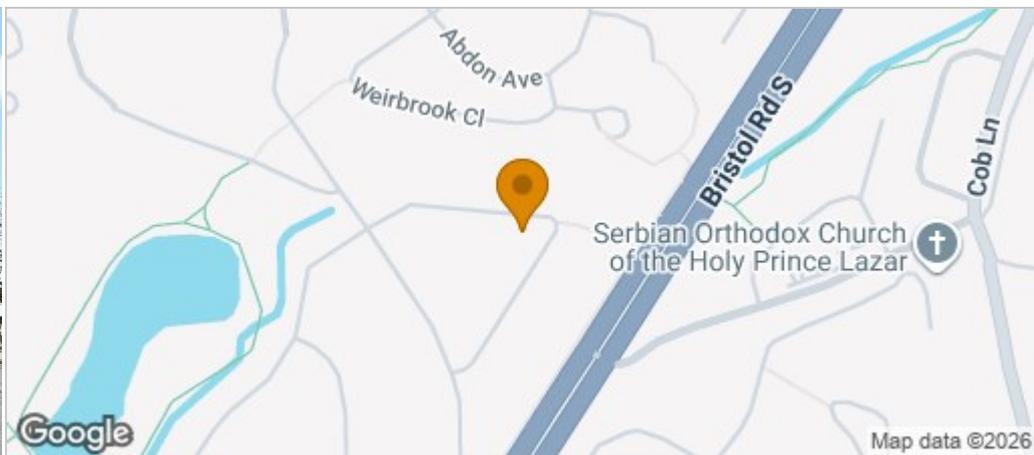
With double glazed window to the front aspect, central heating radiator, ceiling light point, laminate wood effect floor covering, further wall mounted electric radiator, further ceiling light point, double glazed French door giving access to the communal garden and open walkway into:

#### Kitchen

18'01" x 5'07" (5.51m x 1.70m)

A contemporary kitchen with a selection of matching wall and base units, integrated double oven and four ring burner electric hob with in-built extractor over, work surfaces, integrated fridge and freezer, laminate wood floor covering, wall mounted electric radiator and recessed spotlights.





## Floor Plan



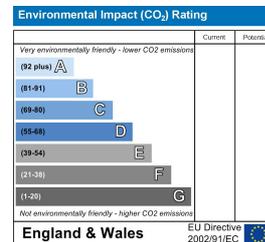
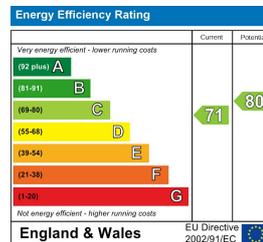
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## 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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