



Woodlands Farm Road,
Birmingham, B24 0PQ

Offers in the Region Of £310,000

Erdington

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A spacious semi-detached family home situated in a sought-after location.

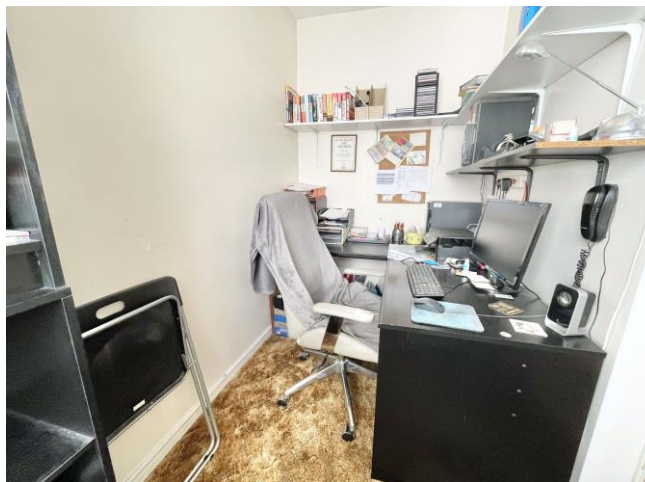
Internal inspection reveals a porch, welcoming reception hall, study, living room with bay window, dining room, conservatory overlooking the rear garden, fitted kitchen, utility and a downstairs W.C.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family shower room.

Outside to the rear there is a private enclosed garden with lawn and patio areas and to the fore there is a block paved driveway providing ample off-road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing highly recommended to appreciate all this family home has to offer.





Property Specification

THREE BEDROOMS
SEMI DETACHED
POPULAR LOCATION
OFF ROAD PARKING
PORCH AND HALLWAY

Study 3.12m (10'3") x 1.57m (5'2")

Living Room 3.63m (11'11") max x 3.56m (11'8")

Dining Room 3.66m (12') x 3.13m (10'3")

Conservatory 3.58m (11'9") x 2.74m (9'0")

Kitchen 4.19m (13'9") x 3.66m (12')

Utility 1.83m (6') x 1.43m (4'8")

WC 2.54m (8'4") x 2.23m (7'4")

Bedroom 1 3.66m (12') x 2.87m (9'5")

Bedroom 2 3.86m (12'8") x 3.15m (10'4")

Bedroom 3 4.00m (13'1") x 2.00m (6'7")

Bathroom 2.64m (8'8") x 2.34m (7'8")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 12th September 2022

Viewer's Note:

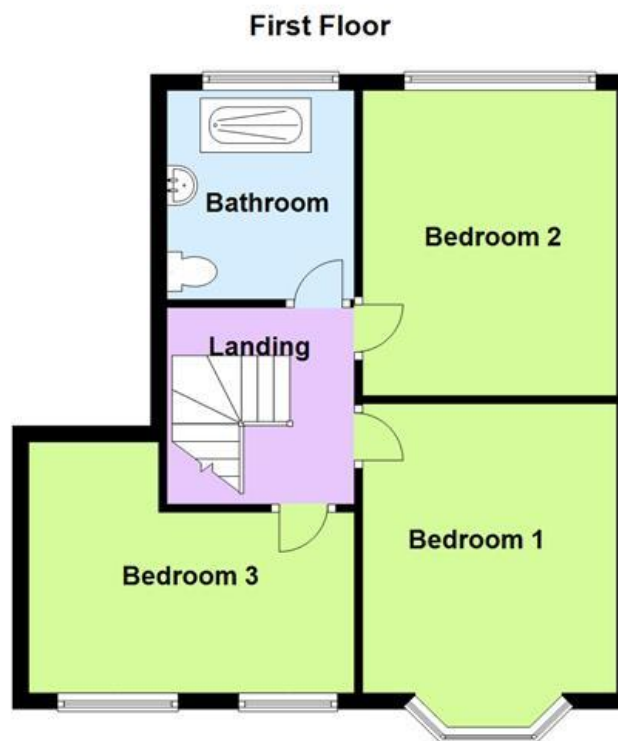
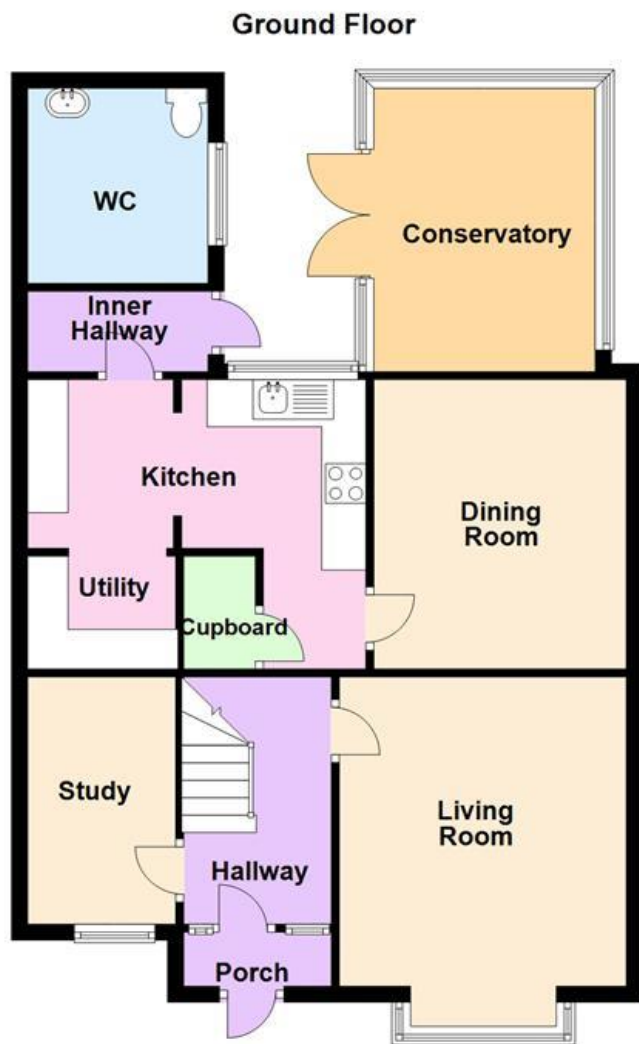
Services connected: Mains electricity, gas, water & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

