



Woolmore Road, Erdington  
Birmingham, B23 7ED

£280,000

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Paul Carr Erdington are delighted to offer for sale this most delightful and beautifully appointed five bedroom semi-detached family home situated in a well regarded residential location and available with NO UPWARD CHAIN. The property on offer boasts a range of local amenities ranging from convenience shopping to schools and public transport routes by road and rail to Birmingham City Centre.

Sitting within an expansive corner plot the property benefits from a most thoughtful re-working to provide a most stunning kitchen extension affording a contemporary open plan kitchen and family area with central island, a vast range of fitted matching kitchen units with integrated appliances, underfloor heating and offering outstanding views over landscaped gardens. A utility area leads off with access to a ground floor shower room with then internal access to the side garage.

The property briefly provides a substantial fore garden with side garage, ample parking to the sweeping driveway, a porch then leads off and leads into an impressive entrance hallway. To the right hand elevation and is a family lounge with views to the front gardens. To the rear elevation is an outstandingly successful contemporary extended kitchen family room with a vast range of fitted units and integrated appliances, bi-fold window doors open onto the most beautifully appointed gardens, off the kitchen is a utility with guest shower room off and access into the garage area.

To the first floor are four double bedrooms, a fifth single bedroom and a refitted family bathroom. The property is completed by outstanding grounds with patio areas providing exceptional entertaining space, sculptured lawns, and open panoramic views beyond - in all a most accomplished property. Viewing is strictly by appointment via Paul Carr Erdington office for proceedable purchasers only.





### 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: 10th December 2020

## Property Specification

THIS OUTSTANDING EXTENDED FIVE BEDROOM FAMILY HOME BRIEFLY COMPRISSES;

Porch

Hall

Reception Room  
3.78m (12'5") x 3.37m (11'1")

Kitchen/Family Room  
6.00m (19'8") x 5.03m (16'6")

Garage

Utility  
2.00m (6'7") x 1.77m (5'10")

Shower Room

Bedroom 1  
3.40m (11'2") max x 2.82m (9'3")

Bedroom 2  
2.38m (7'10") x 1.81m (5'11")

Bedroom 3  
3.47m (11'5") x 3.35m (11')

Bedroom 4  
3.91m (12'10") x 3.40m (11'2")

Bedroom 5  
4.00m (13'1") x 3.56m (11'8")

Bathroom

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: B  
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



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