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homes

25 WOODBOURNE ROAD, WARLEY WOODS AREA, SMETHWICK, WEST MIDLANDS, B67
£395,000





LOCATION

Woodbourne Road is a very popular residential address with Warley Woods and Gold Course very close by. Local shopping facilities within Bearwood Town Centre are just a short distance away, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Abbey Road into Woodbourne Road and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Rarely do houses of this size and layout come for sale within this area, Offered for sale is this Superb, very spacious and considerably extended 4 bedroom semi detached family home within this sought after location having Warley Woods at the end of the road!!!. Set back behind a drive providing off road parking the property comprises the following accommodation. On the Ground Floor is an Entrance hall (with downstairs wc off), spacious lounge (double doors lead through to) sitting/dining area opening to extended breakfast kitchen and large 26FT conservatory. First floor provides vastly extended accommodation to include 4 bedrooms and re-fitted bathroom. There are also space saver stairs from the Landing leading to good size boarded loft space (having sky lights to the rear). Outside is a pleasant rear garden and useful side store. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the First Floor, useful understair storage recess.

Downstairs WC

Double glazed circular window to the front, central heating boiler, wc and wash handbasin.

Lounge 15' 0" (into bay) x 12' 0" (max) (4.57m x 3.65m)

Double glazed bay window to the front, radiator and double doors lead through to :-

Dining/Sitting Room 12' 0" x 10' 9" (max) (3.65m x 3.27m)

Radiator, single glazed door and window to the conservatory, and opening through to :-

Extended Breakfast Kitchen 14' 3" (max) x 13' 7" (into recess) (4.34m x 4.14m)

Double glazed window, radiator, base and wall mounted units, work surface area, single drainer sink with ornate mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls, and double doors lead through to :-



Conservatory 26' 6" (max) x 8' 11" (max) (8.07m x 2.72m)

Double glazed windows looking over the rear garden, radiator and double glazed sliding doors onto the garden.

First Floor Landing

Space saver staircase leads to Good sized boarded loft with 2 skylights to the rear. Doors off from the Landing lead to :-

Bedroom One 12' 0" x 11' 8" (max) (3.65m x 3.55m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Two 11' 6" (into bay) x 11' 3" (max) (3.50m x 3.43m)

Double glazed bay window to the front, radiator and storage recess.

Extended Bedroom Three 14' 1" (max) x 9' 1" (into recess) (4.29m x 2.77m)

2 Double glazed windows to the front and radiator.

Bedroom Four 13' 5" x 5' 10" (4.09m x 1.78m)

Double glazed window to the rear and radiator.

Re-Fitted Bathroom 7' 11" x 6' 8" (2.41m x 2.03m)

Double glazed window to the rear, radiator and attractive suite comprising :- Feature bath with shower over, wash handbasin and WC.

Front

Drive providing off road parking and leading to the accommodation.

Side Store

Useful storage at the side.

Rear Garden

Pleasant rear garden with lawn area and shrub border.

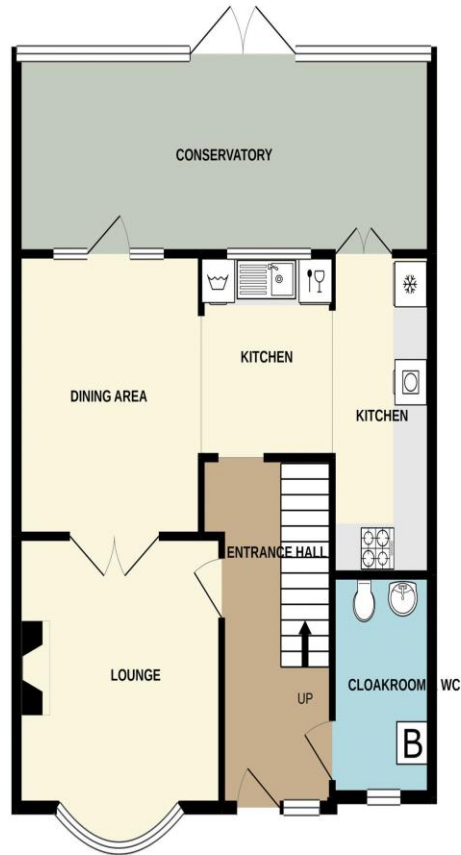
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

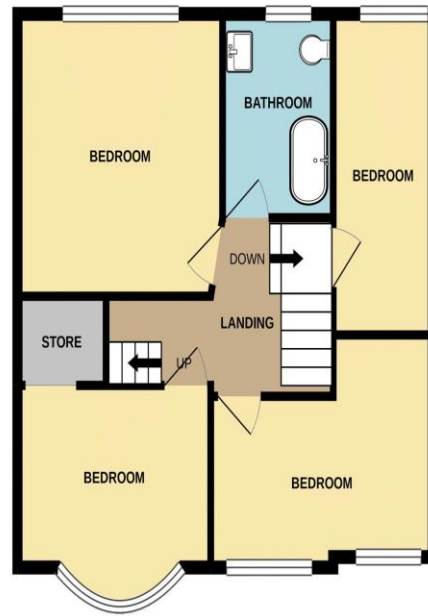
Property Related Services

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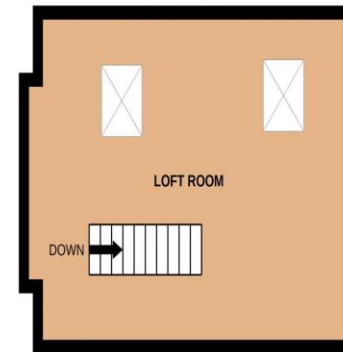
GROUND FLOOR



1ST FLOOR

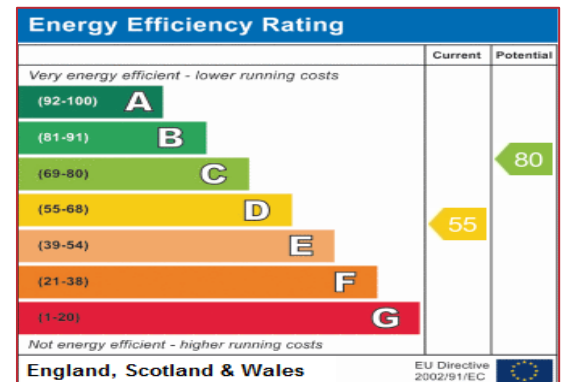


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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