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£300,000

Woodford Green Road, Birmingham, B28 8PL

Semi-Detached House | 3 Bedrooms | 2 Bathrooms



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# Step Inside

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## Key Features

- Extended Kitchen
- Three bedrooms
- Semi-detached house
- Downstairs W.C
- Newly fitted family bathroom
- Good sized rear garden

## Property Description

BLACK AND GOLDS ESTATE AGENTS are proud to offer this well presented three bedroom semi-detached property along Woodford Green Road. Viewing highly recommended!

## Main Particulars

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The property is set back from the road behind a gravelled fore garden. Accommodation on the Ground Floor:

Enclosed Porch having a part glazed front door and further door and window to:-

Reception Hall having stairs to the first floor, central heating radiator and doors off to:-

Reception Room One (front) 14'1" max into bay x 11'8" having a double glazed bay window to the front and central heating radiator.

Reception Room Two (rear) 12' x 10'8" having large double glazed sliding patio doors to the rear and central heating radiator.

Ground Floor W.C. having W.C, vanity wash hand basin and a double glazed window to the side.

Extended Kitchen (rear) 13'6" x 6'7" being refitted with a full range of floor and wall units with complementary work surface over, stainless steel sink and drainer with mixer tap over, built-in oven and hob with extractor hood over, concealed wall mounted combi boiler, space for further white goods, double glazed window to the rear and door to the side giving access to the rear garden.

First Floor:

Landing having a feature stained leaded window to the side, loft hatch and doors off to:-

Bedroom One (front) 15'4" max into bay x 10'10" having a double glazed bay window to the front and central heating radiator.

Bedroom Two (rear) 12' x 10'9" having a double glazed window to the rear and central heating radiator.

Bedroom Three (front) 8'1" x 6'9" having a double glazed window to the front and central heating radiator.

Bathroom (rear) being refitted with a suite comprising: panelled bath with shower mixer and screen over, pedestal wash hand basin and close coupled w.c., decorative tiling to splash prone areas, central heating towel radiator and a double glazed window to the rear.

Outside

Rear Garden being mainly set to lawn with patio area, further rear patio area, fencing to the perimeter and side gate giving access to the front of the property.



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Telephone: 0121 249 6207

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