

Woodside Blackfirs Lane, Birmingham, West Midlands, B37 7JE

5 Bed House - Detached

💡 Receptions 3

🛏 Bedrooms 5

💧 Bathrooms 3

**Offers In The Region Of
£575,000**



- IMMACULATELY PRESENTED DETACHED PROPERTY
- OFFROAD PARKING WITH CHARGING POINT & GARAGE
- FOUR ATTRACTIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- THREE RECEPTION ROOMS

- SET WITHIN 0.24 ACRES
- EXTENSIVE FAMILY KITCHEN
- UTILITY & DRESSING ROOM
- WELL PRESENTED LARGE REAR GARDEN
- PROPERTY VIDEO WALKTHROUGH TOUR AVAILABLE



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A BEAUTIFULLY EXTENDED DETACHED PROPERTY SET IN A SOUGHT AFTER LOCATION. Set in a QUARTER OF AN ACRE the property benefits from FOUR BEDROOMS, DRESSING ROOM, THREE BATHROOMS, THREE RECEPTION ROOMS, MODERN BREAKFAST KITCHEN AND UTILITY AND A GENEROUS SIZED REAR GARDEN. The property also comes with GARAGE and OFFROAD PARKING for several vehicles and a CHARGING POINT. LIGHT & AIRY, Woodside has SKYLIGHTS and VELUX WINDOWS allowing plenty of natural daylight.NO UPWARD CHAIN

Overview and Approach



The village of Marston Green has been a sought after location due to the popular local schools which have high Ofsted Ratings and the local train station which offers regular train journeys into Birmingham City Centre (9minutes) and Birmingham International Train Station, Airport and extremely popular Resorts World (4 minutes). The new HS2 Hub Interchange will be located within a short distance from the property

Blackfirs Lane sits on the outskirts of the village and has a range of bespoke houses with good sized frontages and large rear gardens.

Woodside is located towards the end of the lane and has a spacious driveway to the front and garage and set within a quarter of an acre. The property has over 220sqms of floorspace over two floors and presented throughout to a very high standard. The property offers four bedrooms to the first floor and three reception rooms to the ground floor, one of which could be utilised as a further bedroom or home office

Entrance Hallway



The Entrance Hallway has ceiling light points, gas central heating radiators, staircase leading to the first floor, including storage underneath. Doors lead off the hallway into:

Storage Cupboard



Storage Cupboard/ cloakroom with window overlooking the porch.

Breakfast Kitchen



The Kitchen overlooks the rear of the property and has spot lights and an additional ceiling light point with gas central heating radiators. Also includes a range of base and wall units with sink and drainer, two built in ovens, and induction hob with extractor fan. There is a separate island allowing for additional storage, and space to dine in the Kitchen, which then leads to double UPVC doors opening out onto the patio area, with two velux windows overhead.



Utility



Off the Entrance Hallway and overlooking the side of the property, the Utility room houses the boiler and includes ceiling light points, gas central heating radiator, plumbing and space for a washing machine and other appliances.

Rear Lounge (Third Reception Room)



Overlooking the rear of the property with ceiling and wall lights, radiator point and doors giving access to the Gym/ Second Reception Room. To the rear of the Lounge, double doors open into the:



Front Reception Room



Dining Room



The Dining Room overlooks the side and rear of the property and is accessible through the Rear Lounge. The spacious Dining Room has a gas central heating radiator, wall light points, two Velux windows, and is fitted with an air conditioning unit. Doors lead out onto the rear garden.

Overlooking the front of the property, and adjacent to the Family Bathroom, the Front Reception Room also has the potential to be an additional bedroom. Fitted with ceiling light points and radiator point.

Second Reception Room



Overlooks the side of the property and connected to the Rear Lounge via double doors and having ceiling light point and radiator point. Currently being used as a Gym/ Playroom.

Family Bathroom



Overlooking the side of the property, the Family Bathroom is a large area fully equipped for the family. It boasts a twin vanity sink unit with large display mirror over. Fitted with a range of bathroom cabinets giving plenty of storage. The Family Bathroom also includes a lower level WC, walk in shower with raindrop showerhead above, separate jacuzzi bath, spotlight ceiling points and gas central heating radiator.



Stairs and Landing



The staircase leads to the spacious first floor landing with overhead skylight. Doors lead off into:

Bedroom One



Bedroom One overlooks the rear garden and benefits from its own en-suite and having two skylights, spotlight and ceiling light points and radiator.

En-suite



The En-suite shower room includes a low lever WC, shower cubicle, radiator and ceiling spotlights.

Bedroom Three



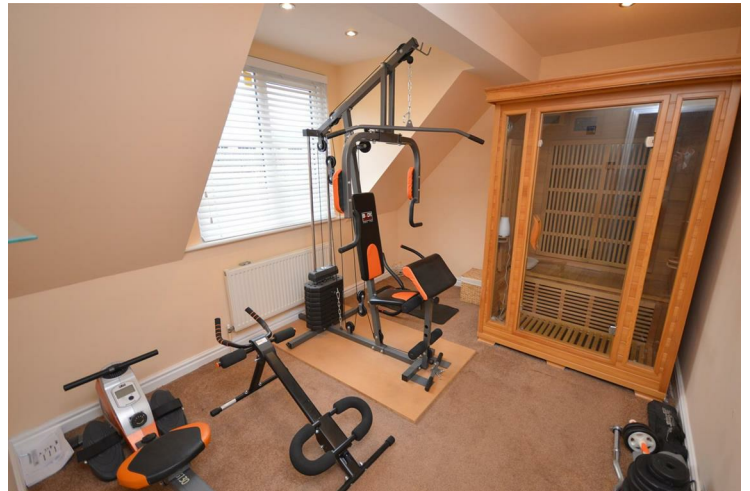
Bedroom Three overlooks the rear of the property, has ceiling light points and radiator, with a double wardrobe.

Bedroom Two



Overlooking the side of the property, with ceiling light points, radiator point and built in sliding door wardrobes.

Bedroom Four



Overlooking the front of the property. has a ceiling spotlight and radiator, currently being used as a gym.

Dressing Room



Situated between Bedroom One and Bedroom Three and overlooking the rear of the property this walk-in Dressing Room benefits from ceiling spot lights and radiator.

First Floor Shower Room



Overlooking the front of the property, and includes a single sink vanity with a wall mounted cabinet above allowing for additional storage. Also includes a lower level WC and shower cubicle. The Bathroom offers access to power, ceiling spotlights and radiator.

Garage



The Garage is located at the front of the property, has an electric shutter door and overhead light.

Rear Garden



The well established and spacious Rear Garden has a designated patio area that spans the width of the property and steps down onto an established lawn area with spacious planted borders.

Blackfirs Lane

Ground Floor

Approx. 134.3 sq. metres (1445.1 sq. feet)

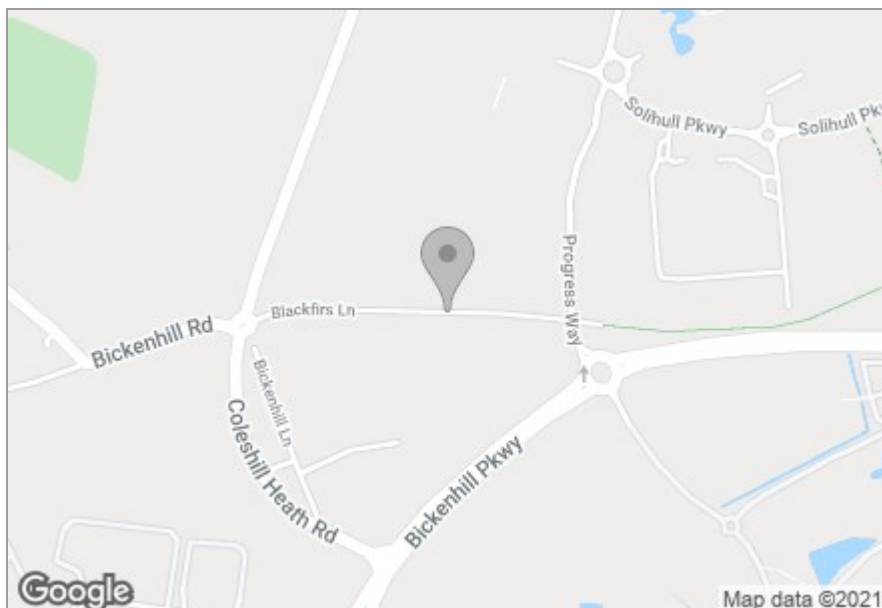


First Floor

Approx. 91.8 sq. metres (988.0 sq. feet)

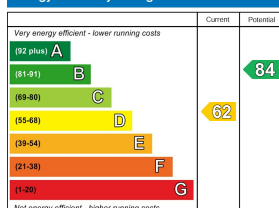


Total area: approx. 226.0 sq. metres (2433.1 sq. feet)



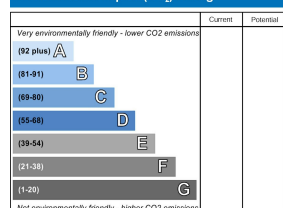
PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC