

# HADLEIGH

PROPERTY . PERSONALLY

## 3 WOODFIELDS, HARBORNE, B32 2AP



A MODERN SEMI DETACHED RESIDENCE WITH INTEGRATED GARAGE, THREE BEDROOMS, EN SUITE TO MASTER AND OFF ROAD PARKING, SITUATED ON THE SOUGHT AFTER MARTINEAU GARDENS ESTATE IN HARBORNE. WITHIN 10 YEAR NHBC WARRANTY.  
EPC RATING B

### OFFERS OVER £365,000

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## Location

WOODFIELDS is approached from Martineau Drive, proudly part of the Martineau Gardens Estate in Harborne on the old Martineau Swimming baths site. There are excellent public transport facilities to all surrounding areas and schools for children of all ages. In addition Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities as is the Queen Elizabeth Medical Complex and the University of Birmingham

## Introduction

WOODFIELDS is a modern semi detached residence built by Persimmon Homes in 2017 and benefits from enhanced specifications. Offered with a NHBC guarantee we fully encourage an internal inspection. The well planned gas centrally heated and double glazed accommodation comprises: hall, cloaks/wc, comfortable sitting room and fully fitted dining kitchen. At first floor level there are three bedroom, bathroom and en suite shower. To complement the property there is parking to front and enclosed rear garden.

## Reception Hall

Double glazed front door to front elevation, central heating radiator and carpet flooring

## Living Room

16'3" X 10'3" (4.95m X 3.12m) Double glazed window to front elevation, ceiling light point and central heating radiator



## Inner Lobby

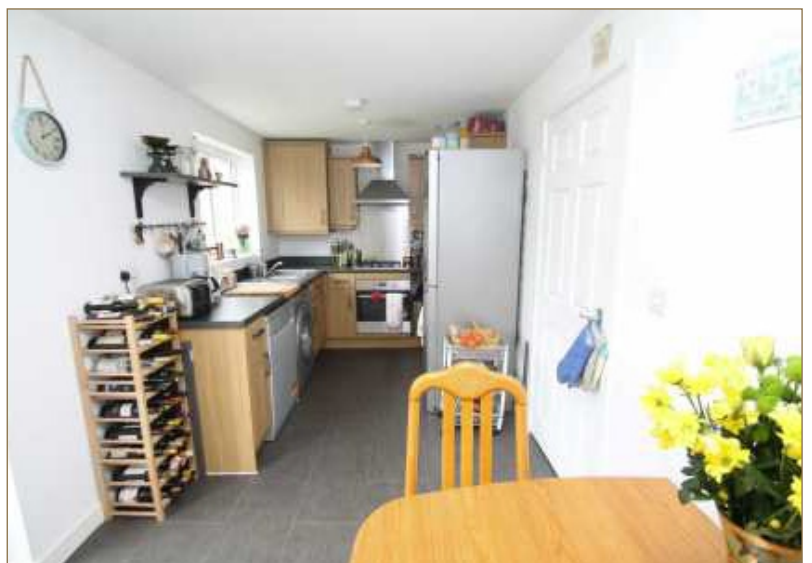
Staircase rising to first floor accommodation, central heating radiator and door into

## Guest Cloakroom

Low level wc, wash hand basin, ceiling light point and central heating radiator

## Breakfast Kitchen

19'0" X 7'8" (5.79m X 2.34m) Double glazed French doors opening onto rear elevation, vinyl, central heating radiator and unit downlights. A range of wall and base units with contrasting work surfaces, inset 1½ sink with drainer and four ring gas hob with extractor hood over, single door oven



## First Floor Accommodation

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Staircase rising from ground floor lobby to first floor landing with loft access and storage cupboard

## Master Bedroom

14'0" X 9'8" (4.27m X 2.95m) Two double glazed windows to front elevation, central heating radiator, carpet flooring and ceiling light point



## En Suite

Obscure double glazed window to front elevation, double tray shower cubicle with rainfall shower over and glazed screen, low level wc, wash hand basin and central heating radiator

## Bedroom Two

11'3" X 8'10" (3.43m X 2.69m) Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point



## Bedroom Three

9'10" X 7'11" (3.00m X 2.41m) Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point





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## Family Bathroom

Obscure double glazed window to side elevation, panelled bath with shower over and glazed screen, wash hand basin, central heating radiator and low level wc



## Garden

Enclosed rear garden with patio area with side access gate



## General Information

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is leasehold with approx 995 years unexpired. There is an annual ground rent of £150 and service charge of £20 per month.

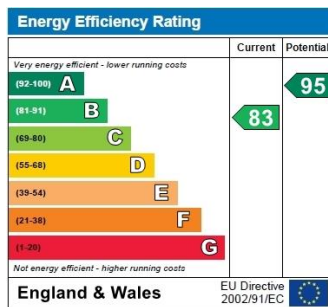
**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Via Hadleigh 0121 427 1213.









#### MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

#### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".