



3 Woodfields, Birmingham, B32 2AP

£365,000

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

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" (4.95 x 3.12)

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" (5.79 x 2.34)

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

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

Master Bedroom 14'0" x 9'8" (4.27 x 2.95)

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" (3.43 x 2.69)

Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point

Bedroom Three 9'10" x 7'11" (3.00 x 2.41)

Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point

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

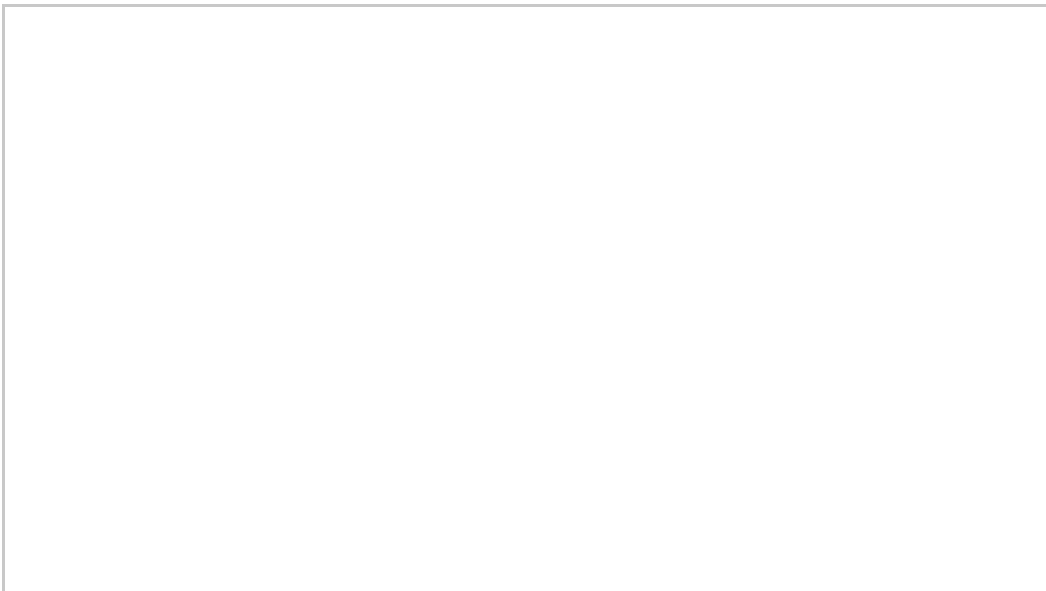
TENURE: The agents are advised that the property is leasehold with approx 995 years unexpired. There is an annual ground rent of £150 and service charge of £20 per month.

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

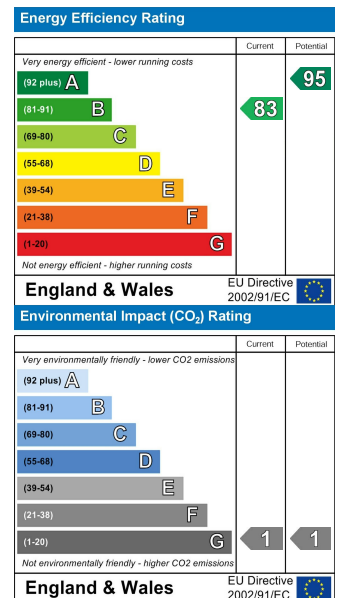
VIEWING: Via Hadleigh 0121 427 1213.

Floor Plan

Area Map



Energy Efficiency Graph



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