



**Woodside Lodge, 3 Woodside Drive, Barnet Green, B45 8XT | £1,250,000**  
Five Bedroom Detached House

## **Summary:**

Impressive family residence amounting to 3,476 sq. ft of flexible open plan living accommodation, located on one of Barnt Green's most prestigious roads on a fantastic plot boasting 1.2 acres (approx.) of wonderful gardens.

## **Description:**

The accommodation comprises: Covered porch with decorative pillars, entrance hall with under stairs storage cupboard and guest cloakroom, play room (with lift leading to the first floor master bedroom), generously proportioned dual aspect lounge with feature gas fire and double doors leading to an additional sitting room with patio doors onto the garden. Built by the current owners, the magnificent spacious conservatory offers impressive views of the garden and opens out onto a formal dining room area and modern kitchen. The utility room provides access to the garden and also into the double garage.

The first floor offers: Master bedroom with dressing area and en suite wet room, principal guest bedroom with fitted wardrobes and en suite bathroom with separate shower cubicle, third double bedroom featuring built in wardrobes and an en suite shower room, fourth double bedroom, fifth bedroom (with double doors leading to the master bedroom) and family bathroom with Jacuzzi bath.

## **Outside:**

The property is approached via a private driveway of just three other exclusive properties, with Woodside Lodge itself featuring electronically operated gates, opening onto a block paved driveway providing access to a double garage with electric doors. The fantastic 1.2 acre rear garden is predominantly laid to lawn (which is currently divided in the middle by a fence and gate) and features an abundance of mature trees, a summerhouse, shed and patio seating area.

## **Location:**

Barnt Green is a delightful village with local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, Blackwell Golf club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away.



## Room Dimensions:

### Lounge:

27' 3" x 14' 10" (8.32m x 4.54m)

### Sitting Room:

11' 5" x 12' 6" (3.50m x 3.82m)

### Conservatory:

11' 5" x 30' 10" (3.50m x 9.40m)

### Kitchen/Diner:

12' 0" x 15' 8" (3.66m x 4.80m)

### Dining Area:

12' 0" x 14' 11" (3.67m x 4.56m)

### Play Room:

11' 5" x 14' 0" (max) (3.50m x 4.28m)

### Double Garage:

19' 2" x 19' 9" (5.85m x 6.04m)

## Stairs To First Floor Landing

### Master Bedroom:

14' 0" x 14' 11" (4.29m x 4.56m)

### En Suite:

9' 0" (max) x 7' 3" (2.76m x 2.21m)

### Bedroom Two:

14' 6" x 12' 7" (4.42m x 3.85m)

### En Suite:

11' 9" x 5' 2" (3.59m x 1.59m)

### Bedroom Three:

12' 9" x 12' 9" (max) (3.90m x 3.91m)

### En Suite:

8' 0" x 6' 1" (max) (2.46m x 1.86m)

### Bedroom Four:

10' 11" x 11' 7" (3.35m x 3.54m)

### Bedroom Five:

10' 11" x 7' 9" (3.33m x 2.37m)

### Bathroom:

9' 5" x 6' 11" (2.88m x 2.11m)

### EPC: D

### Council Tax Band: G

### Tenure: Freehold

For more information on Woodside Drive or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300



**Woodside Drive, Barnt Green**  
First Floor



**Ground Floor**



Total Approximate Area (Including Garage): 323.3 sq. m (3,476.74 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

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