



Woodlands Road, Rubery, Birmingham, B45 9HA | £244,950
Three Bedroom Semi-Detached House

Features:

- Three Double Bed rooms
- New Main Bathroom, Shower Room and Downstairs WC
- Modern Kitchen/Diner
- Lounge with Multi-Fuel Stove and Dining Room
- Attractive Rear Garden
- Block Paved Driveway
- Recently Re-Fitted Boiler (2017)

Summary:

A substantially extended and particularly well presented three double bedroom semi-detached house, offered with modern kitchen/diner and bathrooms, plus an attractive landscaped rear garden, situated in Rubery, Birmingham.

Description:

The accommodation, which boasts a recently re-fitted boiler (fitted March 2017), briefly features:- Block Paved Driveway, Enclosed Porch, Hallway with Understairs Storage Cupboard, Dining Room with Fireplace and Bay Window, Generous Sized Lounge with Feature Multi-Fuel Stove and Sliding Patio Doors to Rear Garden, Kitchen/Diner with Solid Oak Work Surfaces, Belfast Sink and French Doors to Rear Garden, Master Bedroom with Built In Wardrobe, Double Bedroom Two with Bay Window, Double Bedroom Three, Modern Family Bathroom (completed May 2017) with Shower over Bath and Modern Shower Room.

Outside:

Outside, the property enjoys an attractive, landscaped rear garden with paved patio and lawn with raised planted beds to fenced boundaries.

Location:

Woodlands Road is well located for local schools and nearby is Rubery high street offering a range of local convenience stores, banks, surgeries and more. Within the area are larger supermarket shops as well as Birmingham Great Park and the new Longbridge development, offering excellent shopping, restaurant and entertainment facilities. Rubery is well located for access to the A38, M5 and M42.



Room Dimensions:

Porch

8' 9" x 2' 0" (2.668m x 0.635m)

Hall

Downstairs WC

Dining Room:

16' 3" x 12' 11" (4.966m x 3.95m)

Lounge:

23' 3" x 10' 4" (7.10m x 3.166m)

Kitchen/Diner:

23' 0" x 9' 11" (7.03m x 3.024m)

Stairs To First Floor Landing

Master Bedroom:

12' 5" x 10' 4" (3.8m x 3.15m)

Bedroom Two:

13' 0" x 10' 2" (3.985m x 3.122m)

Bedroom Three:

12' 0" x 8' 2" (3.681m x 2.50m)

Bathroom:

7' 4" x 6' 11" (2.258m x 2.131m)

Shower Room:

5' 4" x 4' 11" (1.636m x 1.521m)

EPC: D

Council Tax Band: C

Tenure: Freehold

For more information on Woodlands Road or to arrange a viewing, please call the Rubery Office on 0121 453 4349



Woodlands Road 1st Floor



Ground Floor



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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