

# Horton & Storey



Woodvale Road, Hall Green , Birmingham,

Offers In Region Of **£215,000**

# Property Features

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- NO CHAIN
- Guest WC
- Extended
- Rear Garage
- Through Lounge
- Three Bedrooms

## Full Description

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### LOCAL AREA

Set on a quiet cul-de-sac there are local shops, good bus links and good transport links with a Train Station a short drive away and the Stratford Road nearby you can get on to the M42 at the Shirley junction or straight into the City Centre.

### APPROACH

Via a front garden path leading to the porch.

### GROUND FLOOR

#### ENTRANCE HALL

Having stairs to the first floor landing, doors to the ground floor rooms and a central heating radiator.

#### THROUGH LOUNGE 9' 10" x 25' 1" (3m x 7.66m)

A large through lounge consisting of a double glazed window to the front elevation, double glazed sliding patio doors to the rear elevation, a gas fire with feature fire place and two central heating radiators.

#### GUEST WC

#### EXTENDED BREAKFAST KITCHEN 6' 10" x 19' 7" (2.1m x 5.99m)

An extended kitchen breakfast room comprising of a range of wall and floor base units, roll top work surfaces incorporating a breakfast bar, sink with mixer tap, space for a free standing cooker, plumbing for a washing machine, a double glazed window to the rear and side elevation, two central heating radiators and a wall mounted 'Worcester' central heating boiler.



## FIRST FLOOR

### LANDING

A bright landing with a double glazed window to the side elevation, doors leading to the first floor rooms and access to the loft.

### BEDROOM ONE 9' 10" x 12' 4" (3m x 3.76m)

A double glazed bay window to the front elevation and a central heating radiator.

### BEDROOM TWO 9' 9" x 12' 5" (2.98m x 3.8m)

Having a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.

### BEDROOM THREE 6' 2" x 6' 5" (1.9m x 1.97m)

A single bedroom with a double glazed window to the front elevation and a central heating radiator.

### SHOWER ROOM

Suite comprises of a shower cubicle, sink with a vanity unit underneath and a wc. There is an obscure double glazed window to the rear elevation, central heating radiator and tiled walls.

## OUTSIDE

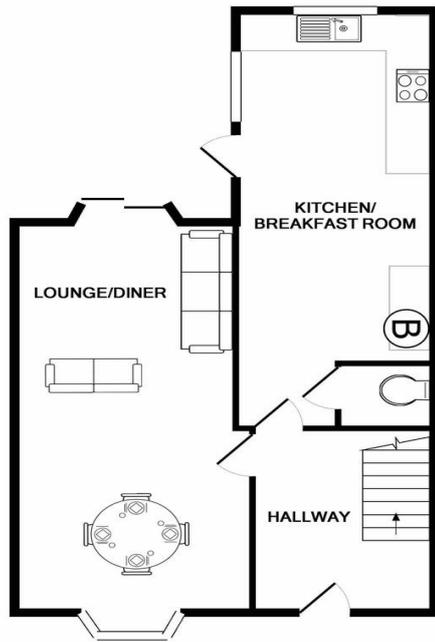
### REAR GARDEN

A large private rear garden, with a long lawn and a path leading down to the rear garage. There are bushes and shrubs to boundaries and side access gate to the front of the property.

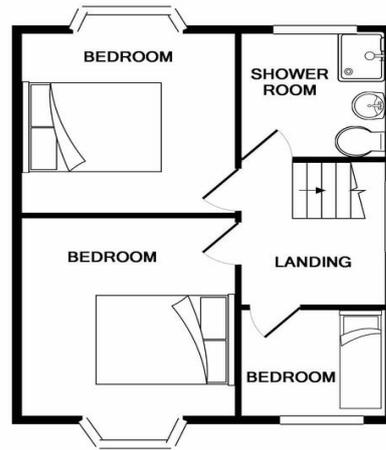
### REAR GARAGE

A large garage to the rear of the property with access to the garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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179 Stratford Road, Shirley, Solihull, West Midlands, B90  
 3AU

[www.hortonstorey.com](http://www.hortonstorey.com)  
[sales@hortonstorey.com](mailto:sales@hortonstorey.com)  
 01216630099