

**Woodlands Park Road Bournville Birmingham B30
1EZ**



****PRICE REDUCED**** GOOD SIZED THREE BEDROOMED FAMILY HOME on the sought after Bournville Village Trust Estate. Requiring some modernisation and offering good potential for extension subject to the usual local authority & BVT permissions. Well located for Primary and Secondary Schools.
EP Rating E

DIRECTIONS

From the Selling Agent's Offices in Mary Vale Road, Bournville, cross Linden Road and continue along Mary Vale Road. At the traffic island continue straight ahead along Heath Road. At the next island take the first exit into Woodlands Park Road where the property can be found some distance along on the left hand side at the junction with Kingsley Road.

THE ACCOMMODATION MORE PARTICULARLY COMPRISES

GROUND FLOOR

UPVC DOUBLE GLAZED ENTRANCE PORCH

Having glazed entrance door to

HALLWAY

Having feature coving, part wood panelling to walls, central heating radiator, stairs to first floor and doors leading to

RECEPTION ROOM ONE (FRONT) 11'11" x 11'11" (3.63m x 3.63m) plus bay

Having wall mounted gas fire, feature coving, built in window seat, central heating radiator and feature archway into UPVC double glazed bay window.

RECEPTION ROOM TWO (REAR) 15'7" x 13'2" (maximum into fireplace) 9'11" (3.02m) (minimum)

Having feature arch into fireplace with electric fire and attractive surround, delph rack, understairs storage cupboard, central heating radiator, two UPVC double glazed windows and UPVC double glazed door with double glazed panel beside leading to the rear garden.

KITCHEN 12'5" x 8'8" (3.78m x 2.64m) (maximum into door recess) 6'7" (minimum)

Having stainless steel single drainer sink with mixer tap and base with drawers unit below, worksurfaces, plumbing for washing machine, gas cooker point, space for appliances, floor mounted central heating boiler inset into chimney breast, door to a good sized pantry with shelving, window and part glazed door to

GARDEN ROOM 13'1" x 7'9" (3.99m x 2.36m) plus recess

Being mainly glazed with views of the rear garden, a recess provides open access to a storage area, and there are doors to the garden, a further store and to

DOWNSTAIRS WC

Having tiled floor, cold water tap and WC with high level cistern

FIRST FLOOR

LANDING

Having access to the loft (which is part boarded with pull down loft ladder), central heating radiator, UPVC double glazed window and doors leading to

BEDROOM ONE (FRONT) 11'11" x 11'11" (3.63m x 3.63m) plus bay

Having central heating radiator and attractive arch to the UPVC double glazed bay window.

BEDROOM TWO (SIDE) 13'2" x 9'0" (4.01m x 2.74m)

Having central heating radiator and UPVC double glazed window.

BEDROOM THREE (REAR) 12'4" x 11'11" (3.76m x 3.63m) (maximum) 8'3" (2.51m) (minimum)

Having built in double wardrobe, built in storage cupboard, central heating radiator and UPVC double glazed window.

FAMILY BATHROOM 7'5" x 5'11" (2.26m x 1.8m)

Having part tiled walls, coloured suite comprising panelled bath with electric shower over and shower rail, pedestal wash hand basin, w.c. suite, airing cupboard, chrome ladder style central heating radiator and UPVC double glazed window.

OUTSIDE

FRONT GARDEN

Having a crazy paved driveway providing good off road parking, a lawned area with flower/shrub borders and an extensive side garden with further lawned area, well stocked rockery, hedged boundaries and gated access to rear garden.



The size of plot offers potential for extension subject to the usual planning permissions and BVT approvals.

REAR GARDEN

A most attractive feature of the property, having crazy paved terrace leading to mainly lawned area with mature tree, well stocked rockery and flower/shrub borders, hedged/fenced boundaries and shed.

TENURE

The Agent understands the property is Freehold.

FIXTURES AND FITTINGS

All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1227 SQ. FT. (114.0 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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