







Woodleigh Avenue, , Birmingham, B17 0NJ

- Immaculately Refurbished Three Bedroom Semi-Detached Home
- Renovated Throughout to Excellent Standard
- Large Secluded Rear Garden
- No Upward Chain
- Fantastic Cul-De-Sac Location in Close Proximity of QE Hospital and Birmingham Univeristy
- Driveway for Two Cars
- Excellent Access to Harborne High Street and Birmingham City Centre
- EPC Rating - E

Offers In The Region Of £395,000

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An immaculately refurbished semi-detached home situated in this popular cul-de-sac location in Harborne, on the doorstep of Queen Elizabeth Medical Complex and Birmingham University. This three bedroom property has undergone extensive renovations throughout to a excellent standard and includes a fantastic open-plan kitchen dining room at the rear of the property. Additionally providing a private two car driveway and Being Sold with No Upward Chain.

The property is set back from the road via a large driveway for two cars and steps down to the property entrance, benefitting from double glazing in full and providing gas central heating.

As you enter into the welcoming hallway, there is a staircase to the first floor with integrated storage housing the central heating boiler and access into the ground floor accommodation.
A quaint front reception room includes a bay window overlooking the frontage and is perfect for use as a formal lounge or cosy TV room.

The spacious open-plan kitchen dining room stretches across the entire rear of the property, providing ample space for dining table and chairs with patio door access out to the rear garden. The newly fitted kitchen comprises wall and base level units with complimentary work surfaces and matching up-stand and splash-back, integrated oven with electric hob and extractor unit, integrated dishwasher and space for fridge freezer and washing machine.

The upstairs accommodation includes a light and airy landing space with loft entry, providing access into three well-proportioned bedrooms, including two large double rooms and a single room ideal for use as a home office or nursery. The upstairs is completed by a luxurious refitted partly tiled bathroom suite comprising WC, wall mounted vanity sink unit and bath with separate rainfall shower.

A large tiered rear garden completes the property and includes patio space and a side gated access, with two lawn areas, a garden shed with mature hedgerow and fenced boundaries.









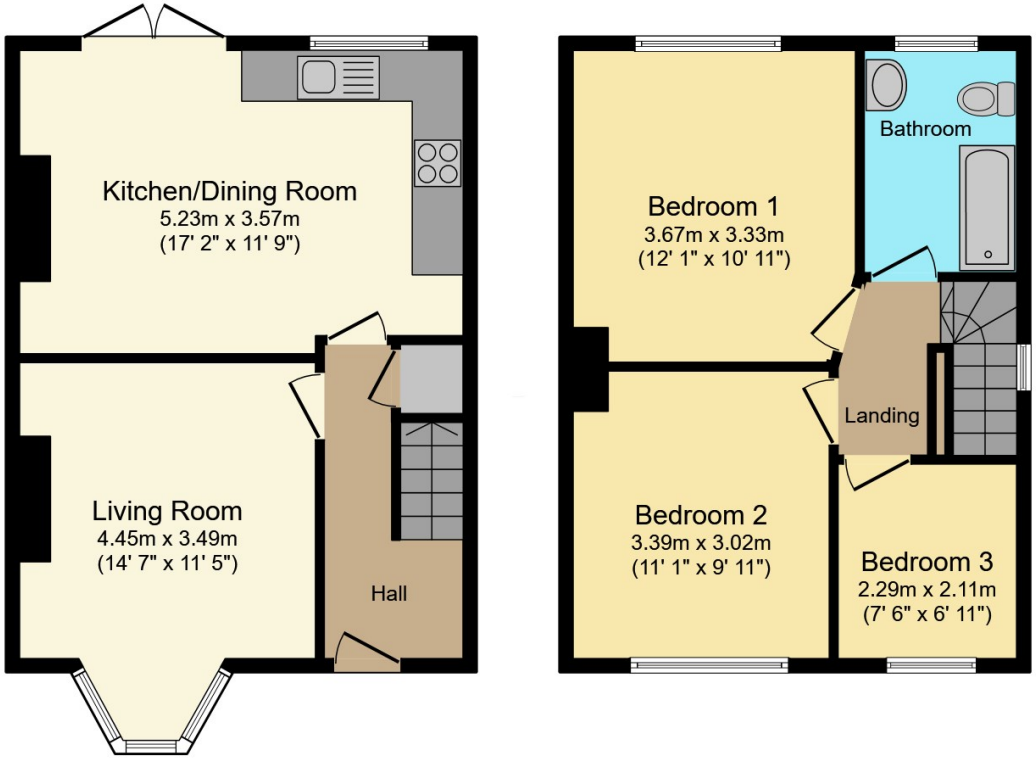
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This sought after Harborne location is on the doorstep of the Queen Elizabeth Medical Complex and The University of Birmingham, with plenty of local amenities including shops, cafés and transport facilities in reasonable distance from both Harborne High Street and the redeveloped Selly Oak retail park. There is also excellent links to Birmingham City Centre with the University train station just a short walk away offering frequent connections into Birmingham, Worcester and South Wales.

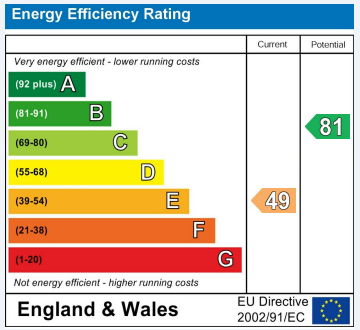


Total floor area: 76.0 sq.m. (818 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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