



- Three bedroomed, extended and converted home
- Detached & freehold
- Family shower room & separate WC
- Spacious family lounge
- Guest cloakroom/WC to ground floor
- Fitted kitchen & converted dining room
- Multivehicle drive to fore
- Private and mature rear garden
- Extended room to side with varying uses
- No onward chain



WOODWAY, ERDINGTON, B24 0AH - OFFERS OVER £280,000

Enjoying a peaceful end-of-cul-de-sac setting in Erdington, this three-bedroomed, detached family home offers generous, adaptable accommodation designed to suit a wide spectrum of buyers. Converted and enhanced to provide greater flexibility, the property stands in an exceptionally convenient location within walking distance of everyday shopping amenities, well-regarded schools and frequent bus services. For commuters, a network of major roads close by ensures smooth travel across the city and beyond. Added comforts include gas central heating and PVC double glazing (both where specified), as well as a fitted house alarm for additional peace of mind. A welcoming porch opens into a large entrance hall, setting the tone for the spacious proportions throughout. The ground floor features a sizeable lounge with ample space for dining, alongside a fitted breakfast kitchen that links seamlessly with the former garage—now offering excellent potential for a dedicated dining room or an open-plan layout. A spacious guest cloakroom/WC adds convenience, while a useful side passage provides scope for utility facilities. Upstairs, three well-sized bedrooms provide comfortable accommodation for families. A separate WC and a shower room serve all rooms, ensuring practicality for busy households. Outside, a multi-vehicle tarmac driveway leads to the property. To the side, a thoughtful conversion has produced a dual-aspect multipurpose room ideal for a home office, studio or hobby space. The rear garden is predominantly paved for easy maintenance and enclosed with timber fencing, creating a private, usable outdoor area. With its flexible layout, quiet position and excellent connections, this impressive home deserves to be viewed to fully appreciate its scope and potential. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive, access is gained into the accommodation via a PVC double glazed door with window to side, into:

INTEGRAL PORCH: Space is provided for cloaks storage, an internal glazed door with window to side opens to:

ENTRANCE HALL: Renewed internal doors open to guest cloakroom / WC, glazed double doors to a considerable family lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'01 x 12'00: PVC double glazed window and patio door open to rear garden, space for complete lounge suite, electric coal-effect fire, radiator, glazed double doors open back to entrance hall with single door opening to:

FITTED BREAKFAST KITCHEN: 10'09 x 6'09: PVC double glazed window to rear, matching wall and base units with recesses for washing machine, dryer, dishwasher and oven, edged work surface with extractor canopy over and one and a half sink drainer unit, tiled splashbacks, radiator, obscure glazed door opens to side passage, door back to lounge and access is provided to:

CONVERTED DINING ROOM: 16'00 x 7'09: PVC double glazed window to fore, space for dining table and chairs, opportunity to combine into kitchen, radiator, access is provided back to kitchen.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, space is provided for cloaks storage.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, shower room, WC and airing cupboard.

BEDROOM ONE: 12'09 x 8'09: PVC double glazed window to fore, fitted wardrobe units with recess to centre for bed, over-stairs storage, radiator, door back to landing.

BEDROOM TWO: 14'00 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'00 x 6'09: PVC double glazed window to fore, space for double bed and complementing suite, over-stairs storage, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising shower and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

WC: PVC double glazed obscure window to side, suite comprising low level WC and corner wash hand basin, ladder style radiator, door back to landing.

SIDE PASSAGE: PVC double glazed obscure door opens to fore, with further obscure glazed door and window to rear, space is provided for storage and potential utility point, rear door opens to:

REAR GARDEN: Laid mainly to paving, timber fencing lines and privatises the property's border with access being given back into the home via PVC double glazed doors to side passage and lounge, a further PVC double glazed door opens to:

WORKSHOP: PVC double glazed doors to fore and to rear, space is provided for storage or potential conversion to incorporate into the main property.

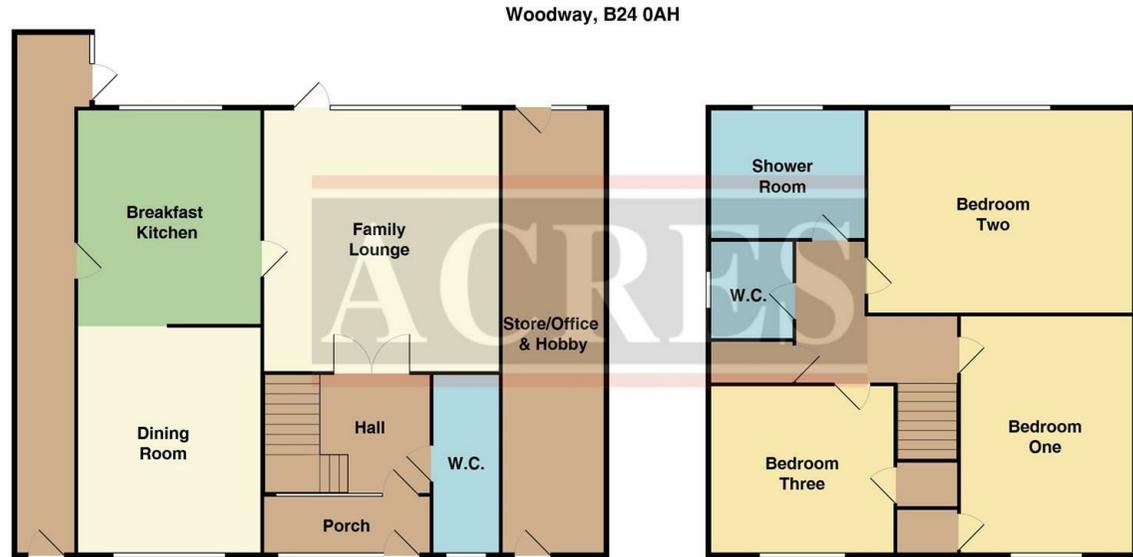


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.