

# ENGLANDS



49 Woodbourne Road  
Bearwood, Birmingham, B67 5LZ

£385,000





## PROPERTY DESCRIPTION

This traditional, refurbished semi-detached property is situated in a highly desirable area of Bearwood. It features the added advantage of a versatile self-contained annex, which includes living/bedroom area, kitchen/shower room, and WC. The main residence comprises two reception rooms, kitchen, three bedrooms, bathroom and rear garden.

Woodbourne Road is situated between Norman Road and Abbey Road, being in close proximity to Warley Woods Park and Golf Course - an award winning community park. It is readily accessible to the Queen Elizabeth Medical Centre, The University of Birmingham and excellent shopping facilities in Harborne and Bearwood, as well as good local schools close by and regular transport services along Abbey Road to comprehensive City Centre leisure entertainment and shopping facilities.

The property is set back from the road with a driveway providing parking and a small fore garden.

An internal inspection is essential and thoroughly recommended to fully appreciate the accommodation which comprises in more detail:





## PORCH

Having an enclosed space behind a UPVC double glazed door and windows, tiled floor, recessed ceiling spotlights and part glazed inner door into:

## HALLWAY

Having ceiling light point, wooden style flooring, radiator and stairs leading to first floor accommodation.

## LIVING ROOM

4.17m max into bay x 3.66m max (13'8" max into bay x 12'0" max)

Having wooden style flooring, ceiling light point with ceiling rose, picture rail, radiator, UPVC double glazed bay window and fireplace with timber surround.

## DINING ROOM

4.69m max into bay x 3.34m max (15'4" max into bay x 10'11" max)

Having wooden style flooring, ceiling light point with ceiling rose, radiator, picture rail, coving to ceiling, fireplace with wooden surround and UPVC double glazed patio doors with side windows leading to garden.

## KITCHEN

2.99m max x 2.12m max (9'9" max x 6'11" max)

Having vinyl flooring, a range of wall and base units with worktop over, one and a half bowl sink drainer with mixer tap over, partial tiling to walls, ceiling light point, double electric oven with gas hob and extractor fan over, radiator, plumbing for washing machine and understairs inset for storage.

## SELF CONTAINED ANNEX

### LOUNGE/BEDROOM

5.14m max x 2.04m max (16'10" max x 6'8" max)

Having recessed ceiling spotlights, electric heater and door leading into:

### KITCHEN/SHOWER ROOM

Having tiled flooring, wall and base units with worktop over, partial tiling to walls, recessed ceiling spotlights, fully tiled shower cubicle with wall-mounted electric shower, and hand wash basin with tiled splashback. Door leading into:

### INNER LOBBY

Having recessed ceiling spotlights and UPVC double glazed door leading to garden.

## WC

Having low flush WC, hand wash basin, extractor fan, recessed ceiling spotlight and Ideal Combi gas boiler.

## FROM MAIN HALLWAY

Stairs rising to first floor accommodation.

## LANDING

Having radiator, ceiling light point, UPVC double glazed obscured window and loft hatch.

## BEDROOM ONE FRONT

4.62m into bay max x 2.73m excluding wardrobes (15'1" into bay max x 8'11" excluding wardrobes)

Having wooden style flooring, radiator, ceiling light point, UPVC double glazed bay window, picture rail and built in wardrobes.

## BEDROOM TWO REAR

3.62m max x 2.77m max excluding wardrobes (11'10" max x 9'1" max excluding wardrobes)

Having wooden style flooring, ceiling light point, picture rail, radiator, fitted wardrobes and UPVC double glazed window.

## BEDROOM THREE FRONT

2.17m max x 2.32m max (7'1" max x 7'7" max)

Having wooden style flooring, ceiling light point, picture rail, radiator and UPVC double glazed window.

## BATHROOM

Having wooden style flooring, tiling to walls, hand wash basin with mixer tap over and storage underneath, ceiling light point, extractor fan, towel rail, low flush WC, UPVC double glazed obscured window, corner panelled bathtub with mixer tap over and fully tiled shower cubicle with wall mounted electric shower.

## OUTSIDE

### REAR GARDEN

Having paved patio area, steps leading to lawn, decking area, two sheds and fence panels to three sides.

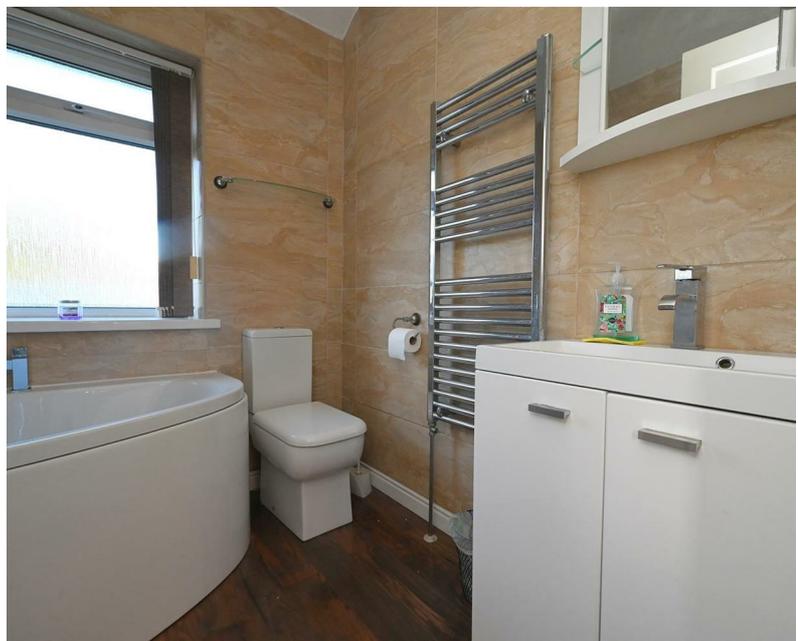
## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D



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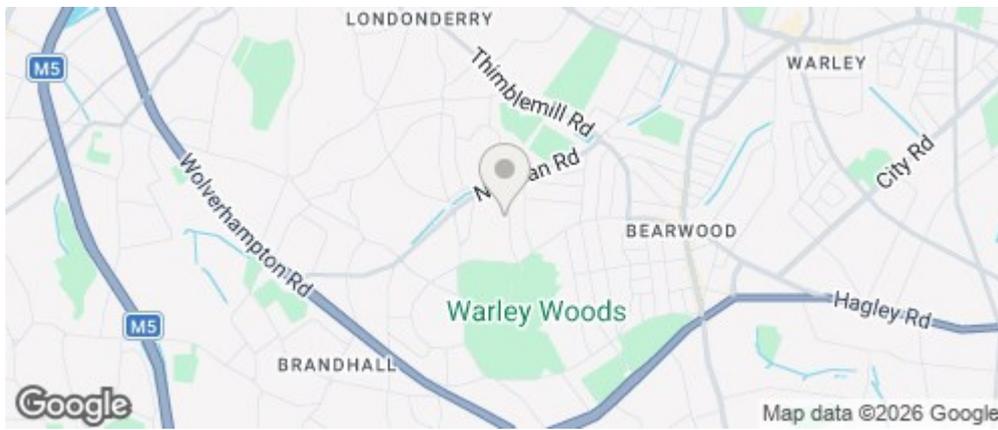




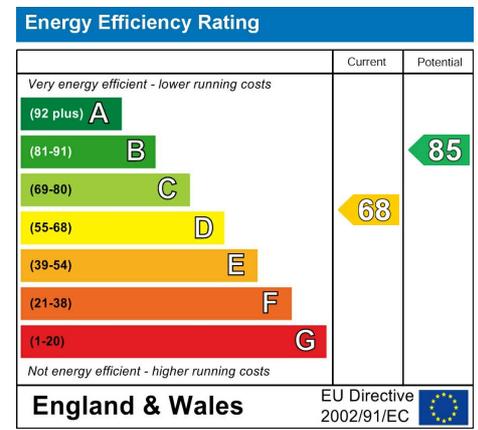
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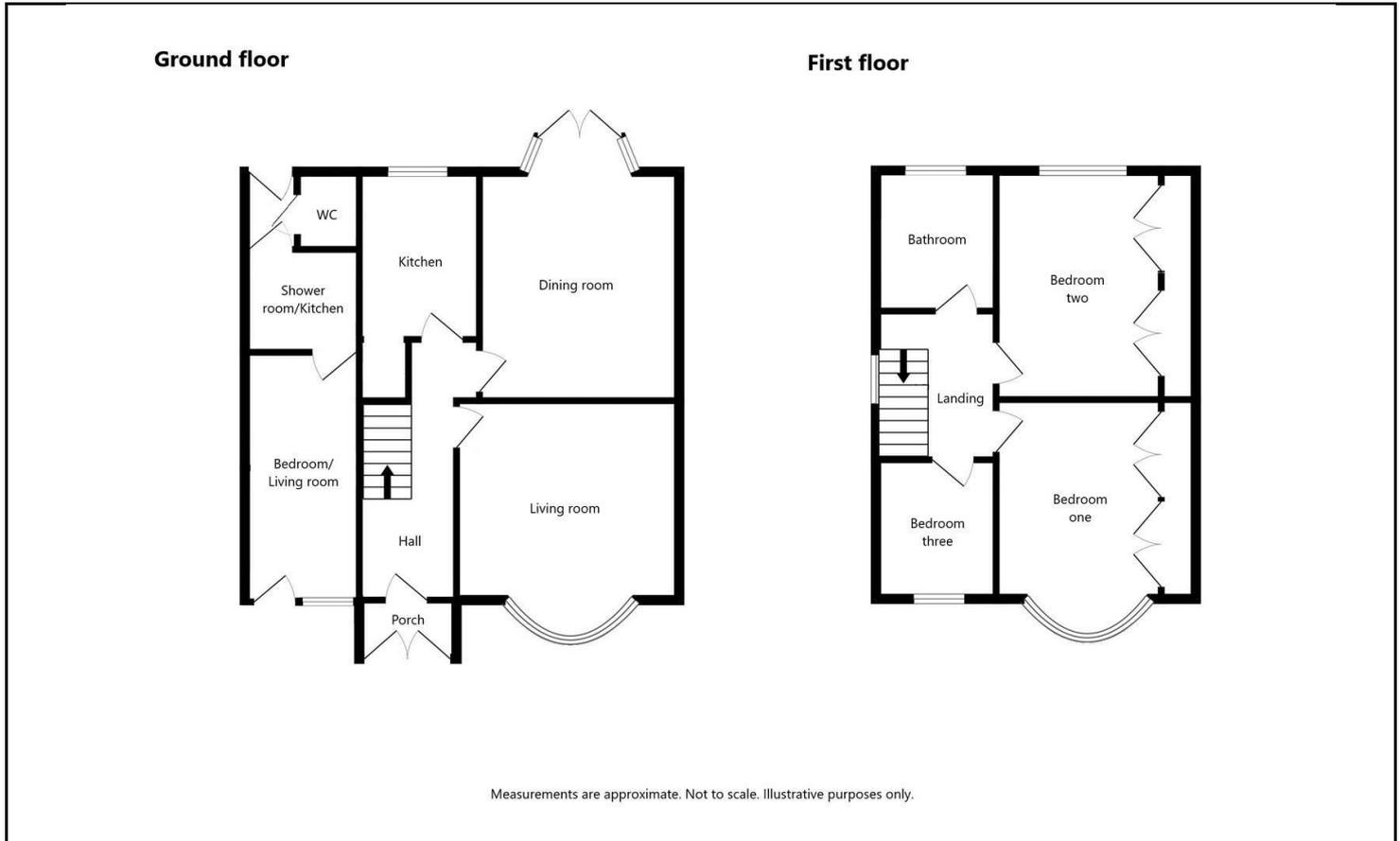
## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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