## 35 Woodridge Avenue, Birmingham, B32 1RE

£375,000

Hadleigh Estate Agents are delighted to offer this substantial four bedroom detached home for sale. Offered with no upward chain the property boasts spacious living accommodation with potential to improve.

The property comprises of four bedrooms, two of which have en-suites and a family bathroom. Four reception rooms, conservatory and utility room. A large driveway and garage offer ample parking, complete with private rear garden.

Entrance Porch/ Hallway
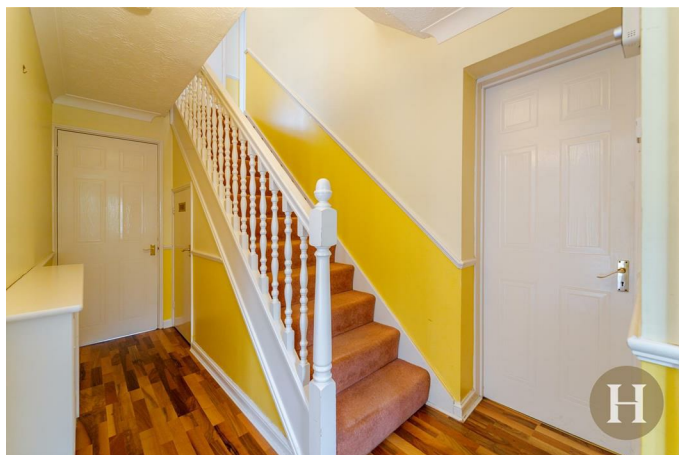
UPVC porch door and front door, central heating radiator and ceiling light point. Access to lounge, guest WC, kitchen and study.

Lounge

Spacious lounge with feature fireplace, bay window to front elevation, central heating radiator and ceiling light point.

Reception Room

Double doors lead through from the lounge, central heating radiator, ceiling light point and French doors leading through to the conservatory.

Conservatory

Spacious conservatory with central heating radiator, ceiling light point and electrics.

Guest WC

Low level flush WC, hand wash basin, obscure glazed window to the front elevation and ceiling light point.

Study

Benefitting from a range of fitted base and wall units, window to front elevation and ceiling light point.

Kitchen

Fitted kitchen benefitting from a range of base and wall units, along with breakfast bar. Integrated oven with extractor hood over, two windows to the rear elevation and ceiling spotlights.

Utility Room

Fitted base and wall units, plumbing for utilities and access internally to the garage.

Dining Room

French doors leading to the garden, central heating radiator and ceiling light point.

Garage

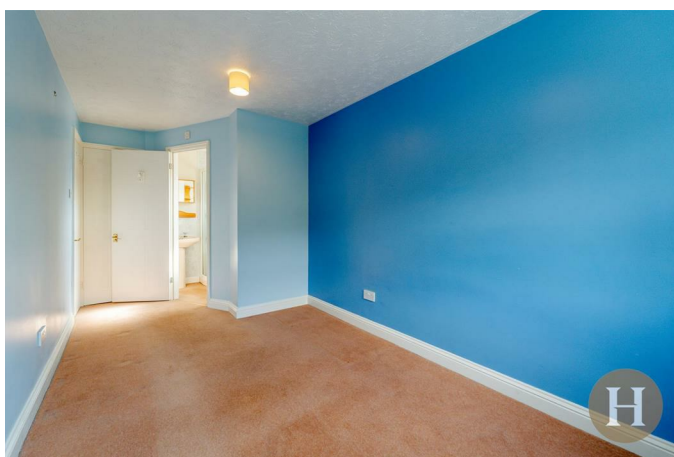Up and over garage door and housing boiler.

Master Bedroom

Master bedroom benefitting from fitted units, window to rear elevation, central heating radiator and ceiling light point.

En-suite

Walk in shower, partially tiled walls. Low level flush WC, vanity unit, central heating radiator and obscure glazed window.

Bedroom Two

Double bedroom with window to front elevation, central heating radiator and ceiling light point.

En-suite

Walk in shower cubicle, hand wash basin, low level flush WC. Central heating radiator and obscure glazed window to side elevation.

Bedroom Three

Double bedroom with window to front elevation, central heating radiator and ceiling light point.

Bedroom Four

Window to front elevation, ceiling light point and central heating radiator.

Bathroom

Bath with shower attachment, low level flush WC and vanity unit. Two obscure glazed windows to the rear elevation, two radiators and tiled walls.

Garden

Predominantly laid to lawn, with paved patio area. Wall and fenced boundaries, and side gate.
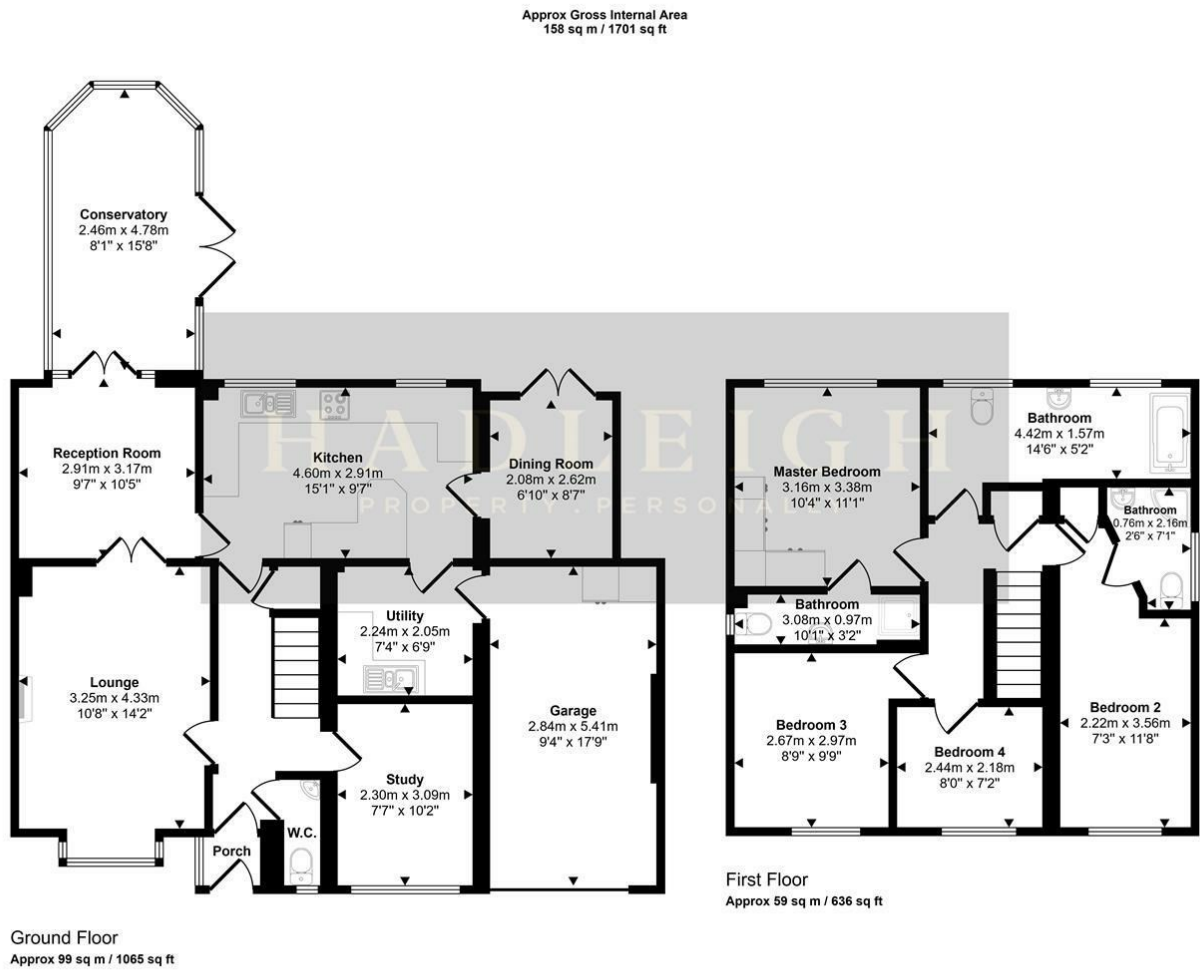
General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
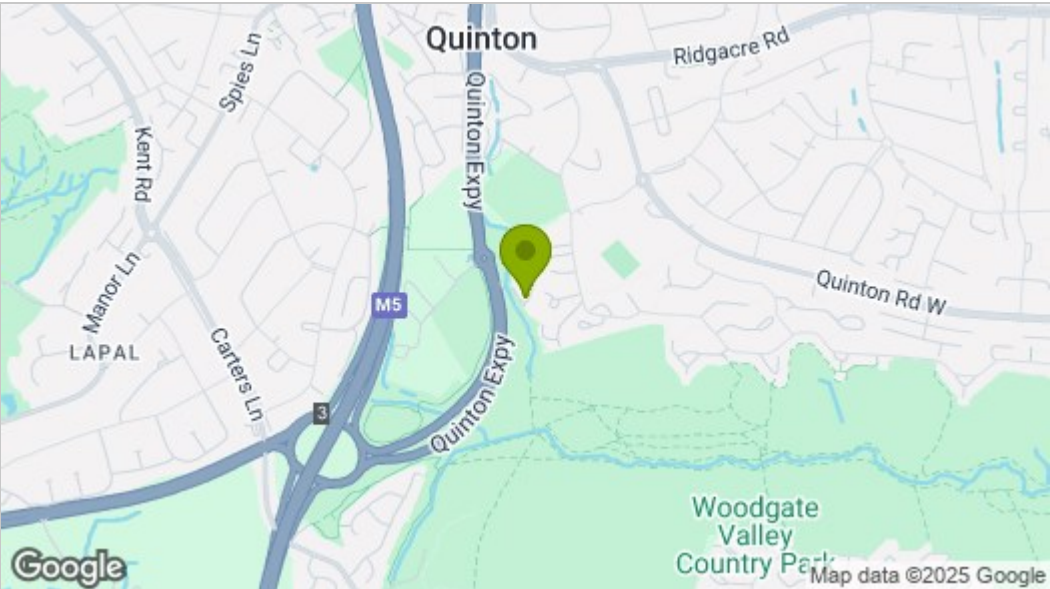
Tenure - Freehold
EPC – TBC
Council Tax Band – D

Floor Plan

Approx Gross Internal Area
158 sq m / 1701 sq ft

Conservatory
2.46m x 4.78m
8'1" x 15'8"

Reception Room
2.91m x 3.17m
9'7" x 10'5"

Kitchen
4.60m x 2.91m
15'1" x 9'7"

Dining Room
2.08m x 2.62m
6'10" x 8'7"

Master Bedroom
3.16m x 3.38m
10'4" x 11'1"

Bathroom
4.42m x 1.57m
14'6" x 5'2"

Bathroom
0.76m x 2.16m
2'6" x 7'1"

Utility
2.24m x 2.05m
7'4" x 6'9"

Bathroom
3.08m x 0.97m
10'1" x 3'2"

Lounge
3.25m x 4.33m
10'8" x 14'2"

Garage
2.84m x 5.41m
9'4" x 17'9"

Bedroom 3
2.67m x 2.97m
8'9" x 9'9"

Bedroom 4
2.44m x 2.18m
8'0" x 7'2"

Bedroom 2
2.22m x 3.56m
7'3" x 11'8"

Study
2.30m x 3.09m
7'7" x 10'2"

W.C.

Porch

First Floor
Approx 59 sq m / 636 sq ft

Ground Floor
Approx 99 sq m / 1065 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC