



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



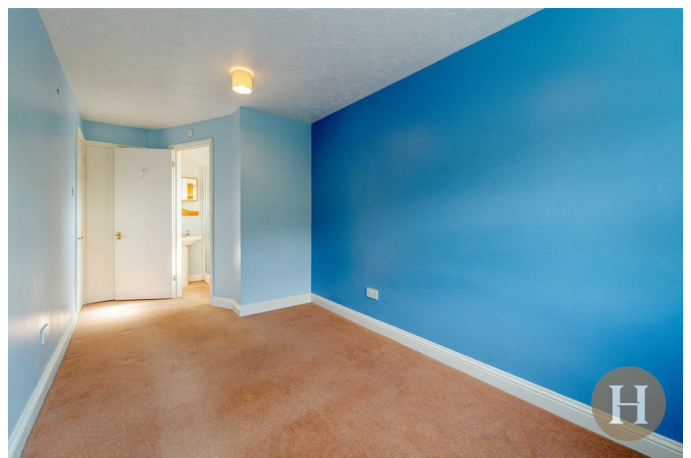
Master bedroom benefitting from fitted units, window to rear elevation, central heating radiator and ceiling light point.

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.

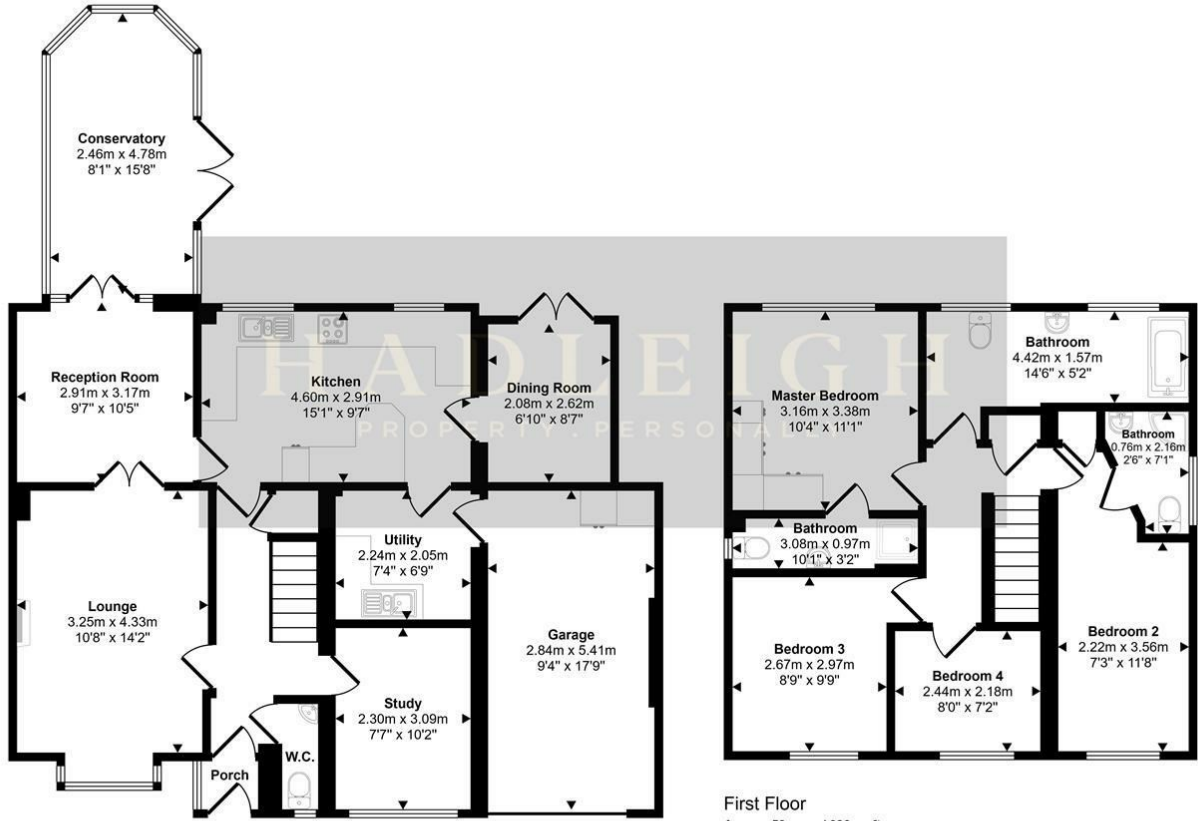
Tenure - Freehold

EPC – TBC

Council Tax Band – D

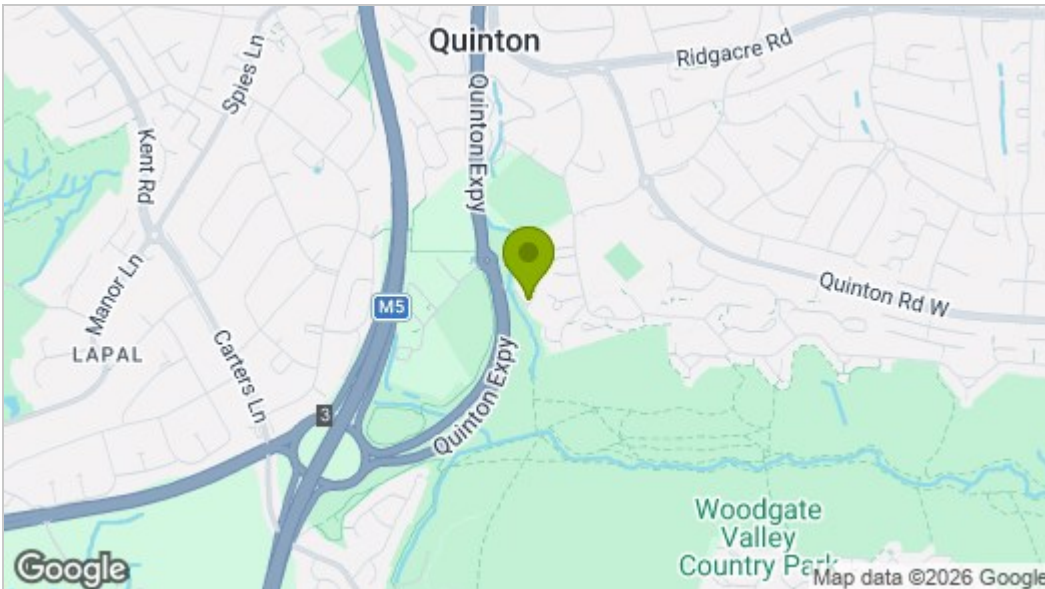
Floor Plan

Approx Gross Internal Area
158 sq m / 1701 sq ft



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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.