Bartleys
Estate Agents









23 Woodfield Road, Solihull B91 2DN

Price Guide £499,995

- Enormous Scope for Enlargement (STTP)
- Three Double Bedrooms
- Two Reception Rooms
- Off Road Parking for Several Vehicles
- No Chain
- Energy Efficiency Rating - D

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23 Woodfield Road, Solihull B91 2DN

23 Woodfield Road is an extended, three bedroom, detached residence situated in a HIGHLY desirable location. The property requires modernisation and offers enormous scope for further enlargement (STPP). With a little imagination, the well-proportioned rooms could be reconfigured to create a substantial fabulous family home. The property has an established mature garden that offers a good degree of privacy. The generous accommodation on offer briefly comprises large welcoming hallway, SPACIOUS lounge, separate dining room, breakfast kitchen, utility, cloakroom/WC, three bedrooms, family bathroom, established garden, single garage. No Chain.

APPROACH
Via a block paved driveway that enables off road parking for several vehicles leading to an enclosed storm porch entrance with glazed door to:-



ENTRANCE HALL
Single panel radiator, two wall light points, stairs rising to first floor landing, under stairs storage and cloakroom/WC, doors radiating off to front and rear reception rooms and kitchen.

CLOAKROOM / WC
Low level flush WC, ceramic tiling to walls, ceiling light point, obscure window to the side aspect.

FRONT RECEPTION ROOM
15' 1" (4.6M) X 11' 10" (3.6M)
Ornamental fireplace, double panel radiator, two wall light points, ceiling light point, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM
20' 8" (6.3M) X 12' 2" (3.7M)
Ornamental fireplace, two wall light points, ceiling light point, double sliding doors to the rear garden.

BREAKFAST KITCHEN
16' 1" (4.9M) X 7' 3" (2.2M)
A range of wall and base units with co-ordinated roll top work surfaces, double drainer sink and mixer taps, ceramic tiling to walls and floors, provision for a gas cooker, wall-mounted Worcester boiler, UPVC double glazed window to the rear aspect, walk in pantry cupboard, double panel radiator, two ceiling light points, glazed door to the utility.



UTILITY
19' 4" (5.9M) X 6' 7" (2M)
Side utility with ceramic tiled floor, wall light points, door to garage.

INTEGRAL GARAGE
19' 4" (5.9M) X 7' 10" (2.4M)
Double opening doors, power and lighting.

FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, loft access, doors to bedroom one, bedroom two, bedroom three and bathroom.



BEDROOM ONE (FRONT)
15' 5" (4.7M) X 11' 10" (3.6M) MAX
Single panel radiator, ceiling light point, fitted wardrobes, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
10' 2" (3.1M) X 11' 10" (3.6M)
Vanity unit with hand wash basin, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
11' 2" (3.4M) X 7' 10" (2.4M)
Single panel radiator, ceiling light point, large walk-in cupboard, UPVC double glazed window to the front aspect.

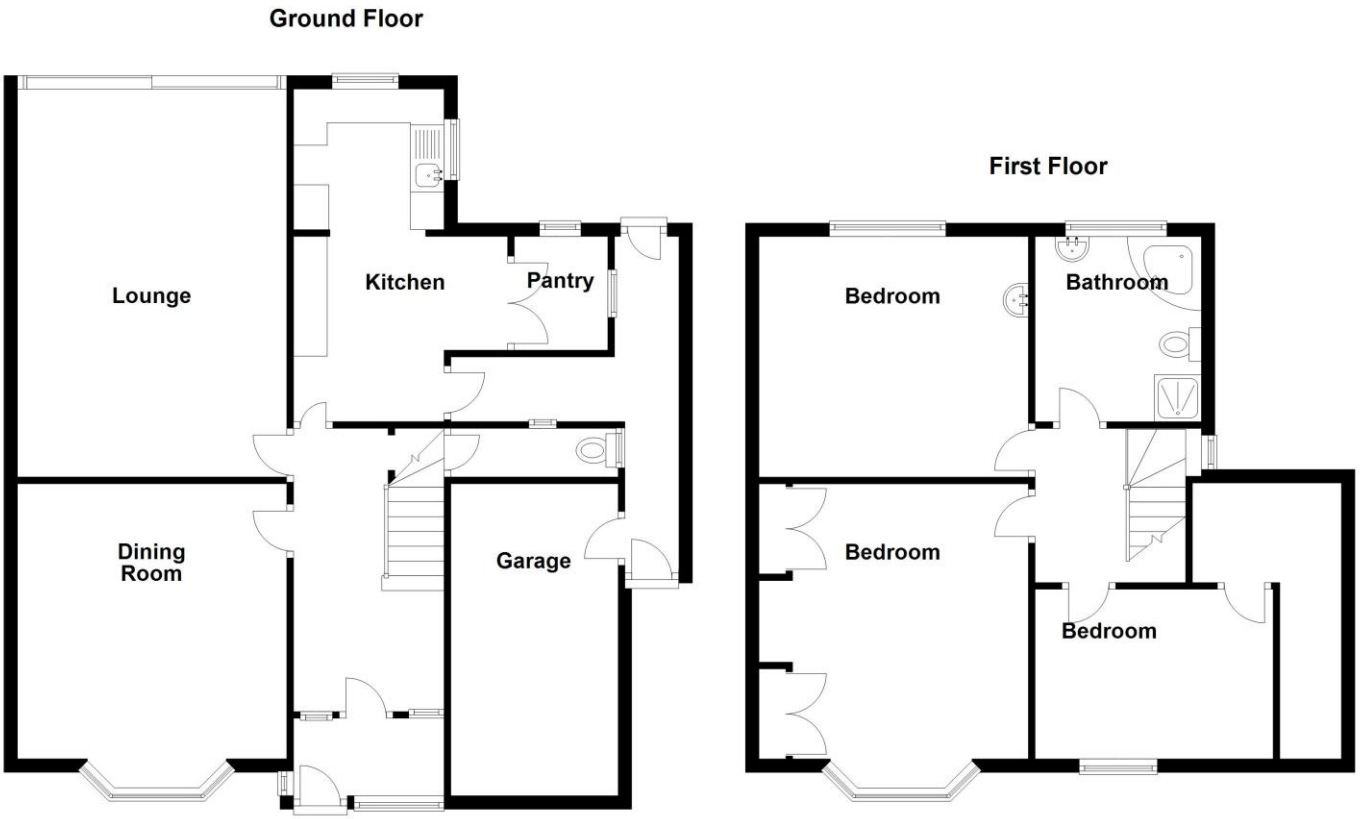
BATHROOM
8' 10" (2.7M) X 7' 10" (2.4M)
A good sized bathroom with low level flush WC, vanity sink hand wash basin, shower enclosure with thermostatic shower unit, tiling to walls, single panel radiator, spotlights, obscure UPVC double glazed window to the rear aspect.



REAR GARDEN
A mature rear garden that is mainly laid to lawn with well-stock borders and wood panel fenced perimeter. There is a large storage shed to the side of the property.

TENURE
We have been advised that the property is Freehold This is subject to verification by your Solicitor.



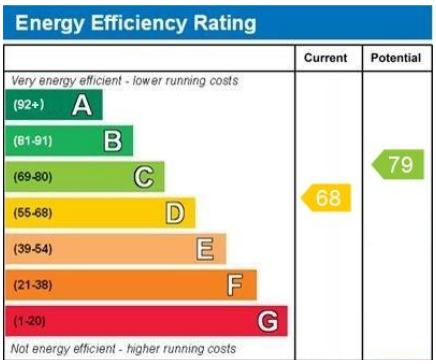


Total area: approx. 150.7 sq. metres (1622.2 sq. feet)

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