



## 15 Woodham Close, Rubery, Birmingham, B45 9YP

£300,000

- Extended Three Bedroom Detached
- Modern Kitchen
- Family Bathroom
- EPC: Awaited/Council Tax Band: D

- Lounge & Dining Room
- Conservatory
- Pleasant Rear Garden

- Solar Panels
- Utility & Downstairs WC
- Quiet Cul-De-Sac



# 15 Woodham Close, Birmingham B45 9YP

An immaculately presented extended three bedroom detached house with, two reception rooms, modern kitchen, conservatory, off road parking & garage situated in sought after quiet cul de sac in Rubery, Birmingham within walking distance to the Waseley Hills Country Park.



Council Tax Band: D



## DESCRIPTION

The property in brief comprises porch, hall, lounge with bay window, gas fire, by fold doors into dining room with doors into conservatory, modern kitchen having a range of wall and base units, centre island with breakfast bar stools, electric oven, grill, hob with extractor above, dish washer and fridge freezer, under stairs storage cupboard and door into garage.

Stairs to first floor landing, air cupboard, master bedroom with built in wardrobes, double bedroom two with built in wardrobes, bedroom three, bathroom comprising wc, hand wash basin, jacuzzi bath with an electric shower over.

## OUTSIDE

The front of the property has a block paved drive providing off road parking and garage with side gate to access to the rear garden.

The property benefits from having pleasant rear garden having lawn, outside tap, shed and hedged boundaries.

## LOCATION

Woodham Close is a very popular sought after road. It is conveniently situated close to Rubery Great Park & village having a variety of shops, good transport links within easy access to motorway networks and Birmingham City Centre. Nearby to Longbridge retail park for shopping & restaurants.

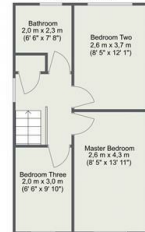
It is within walking distance to Waseley Hills Country Park, and near by Cofton Park and the Lickey Hills are close by for walking and golf.

## TENURE

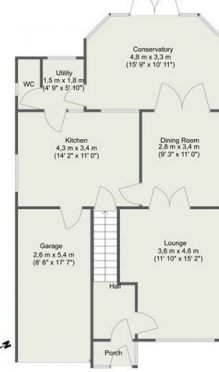
The vendor has informed us the property is Freehold. Prospective purchasers are advised to verify this with their solicitor.



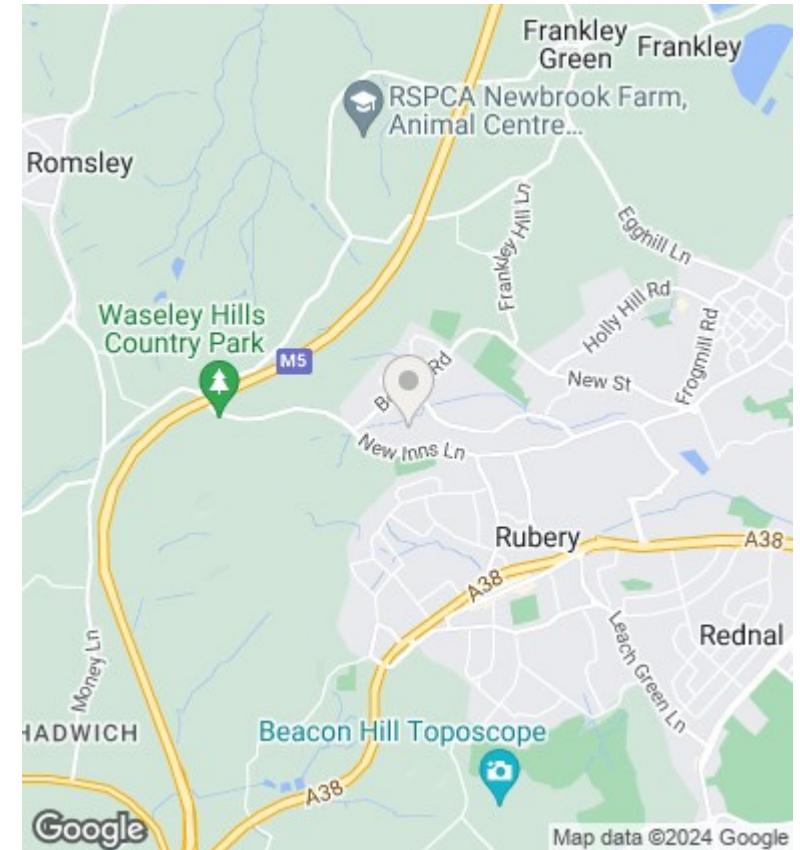
Woodham Close  
First Floor



Ground Floor



Total area approx. 125.9M2 / 1355Sq Ft  
For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by PropertyPhotography Ltd.



Directions

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	