



**Wood End Road  
Birmingham  
West Midlands  
B24**

**Offers In Excess Of £412,000**

**bettermove**

# Wood End Road Birmingham

Bettermove are proud to present this 3 bedroom detached house in Birmingham.

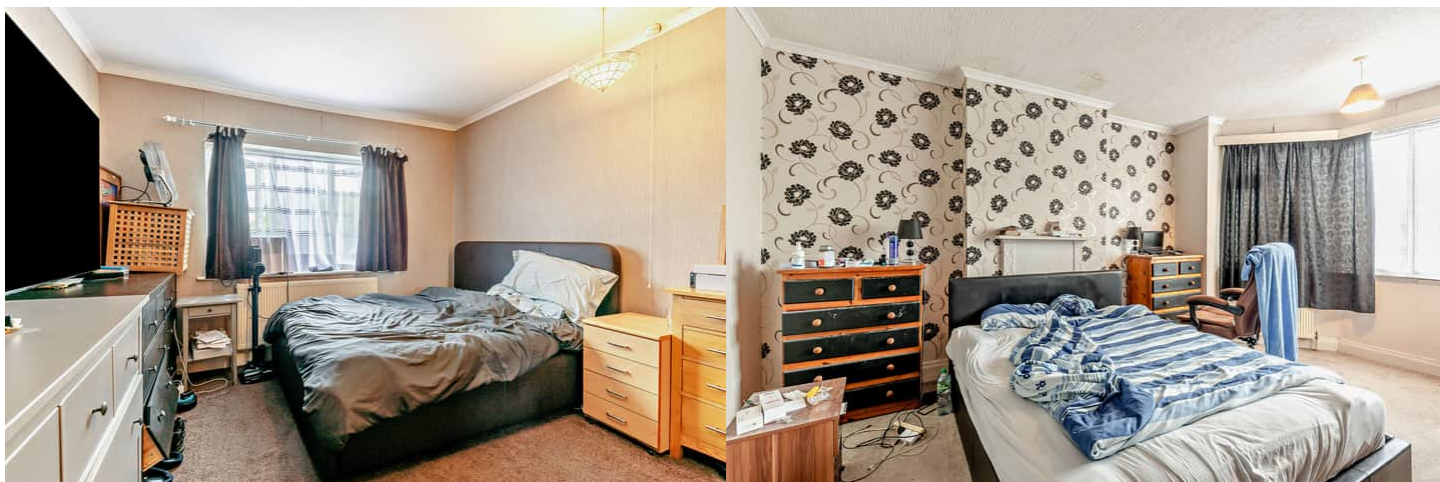
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is D.

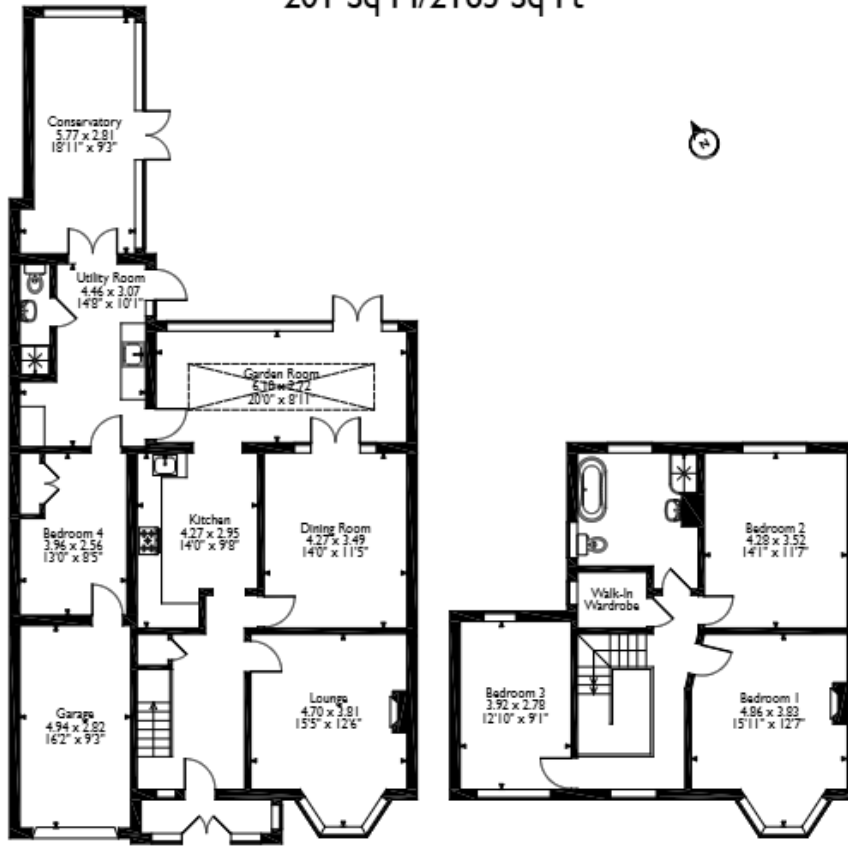
The interior of this well presented property comprises a spacious living room, dining room, utility, garden room, downstairs WC and the conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Birmingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gravelly Hill train station (1.1 miles), variety of bus routes and the M6 and A38 (M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Wood End Road, Birmingham  
 Approximate Gross Internal Area  
 201 Sq M/2163 Sq Ft



**Ground Floor** **First Floor**  
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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