PAUL CARR Estate Agents Sales & Lettings

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Woodlands Farm Road, Birmingham, B24 0PJ

£280,000

Birmingham

£280,000

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A rarely available, substantially proportioned three-bedroom semi-detached home occupying a generous plot on the ever-popular Woodlands Farm Road, offering exceptional scope for modernisation, reconfiguration and further enhancement. With extensive ground-floor accommodation, a garage, additional storage, a superb rear garden and Walmley Village and Pype Hayes Park both within easy reach, this is a genuine opportunity to create something special.

Homes of this style and scale on Woodlands Farm Road do not often become available, and whilst the property now requires a comprehensive programme of updating, the sheer amount of space on offer makes the potential immediately apparent.

The accommodation begins with an enclosed entrance porch opening into a particularly generous hallway, providing a welcoming central point to the ground floor. The principal reception accommodation is a real feature of the house, with two impressively proportioned reception areas currently forming a substantial living and dining space. The rooms provide the kind of scale rarely found in more modern homes, with plenty of opportunity to create a superb open-plan family living and entertaining space.

The kitchen offers a good amount of storage and worktop space, while also providing an obvious opportunity for a future purchaser to redesign the area to their own specification. Beyond this sits a conservatory, connecting the house with the rear garden and further increasing the usable ground-floor footprint.

There is also a particularly useful storage room, together with an attached garage, giving the property excellent practical space and further potential, subject of course to any necessary permissions and building regulations.

Upstairs, the first-floor landing leads to three bedrooms, including a generous primary bedroom with an attractive bay window, a second double bedroom, and a third bedroom. A family bathroom, separate WC and additional storage complete the first-floor accommodation

Outside is where the potential becomes even more compelling

To the front is a substantial driveway providing ample off-road parking and access to the garage, while to the rear is a long, established south-facing garden of excellent proportions, with patio seating space leading onto a generous lawn surrounded by mature trees and planting. It is a fantastic amount of outdoor space and gives the property a sense of privacy and openness that is increasingly difficult to find.

The location is equally attractive. Woodlands Farm Road is ideally positioned for Walmley Village, with its everyday amenities, shops and services close at hand, while the extensive green space of Pype Hayes Park is also within easy reach. The property combines the convenience of suburban living with excellent access to open green space.

This is not a home for someone looking for a finished product. It is something far more interesting: a substantial, rarely available family home with good bones, generous rooms, a large garden and enormous scope to create a truly impressive property.





















Property Specification

RARELY AVAILABLE SEMI DETACHED FAMILY HOME
IN EXCESS 29" THROUGH LOUNGE DINER
GORGEOUS BAY WINDOWS
FITTED KITCHEN
HUGE POTENTIAL FOR MODERNISATION STTP

Living Room 15' 3" x 12' 7" (4.64m x 3.83m)

Dining Room 14' 2" x 12' 7" (4.31m x 3.83m)

Kitchen 11' 3" x 10' 10" (3.43m x 3.30m)

Conservatory 12' 2" x 9' 1" (3.71m x 2.77m)

Storage 9' 1" x 6' 11" (2.77m x 2.11m)

Bedroom One 12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom Two 12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom Three 8' 0" x 6' 5" (2.44m x 1.95m)

Bathroom 7' 7" x 6' 8" (2.31m x 2.03m)

Toilet 6' 8" x 2' 11" (2.03m x 0.89m)

Garage 14' 4" x 7' 11" (4.37m x 2.41m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Electric, gas, water & drainage

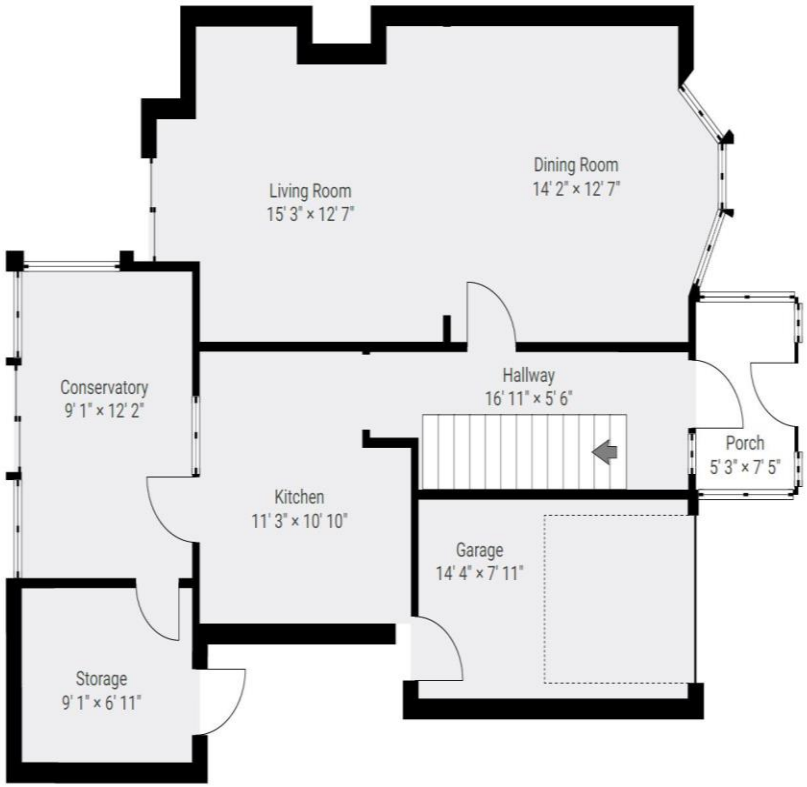
Council tax band: C

Tenure: Freehold

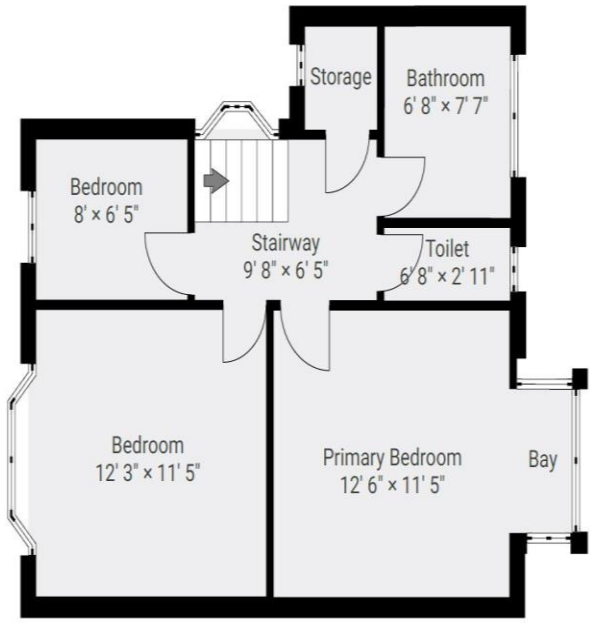
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

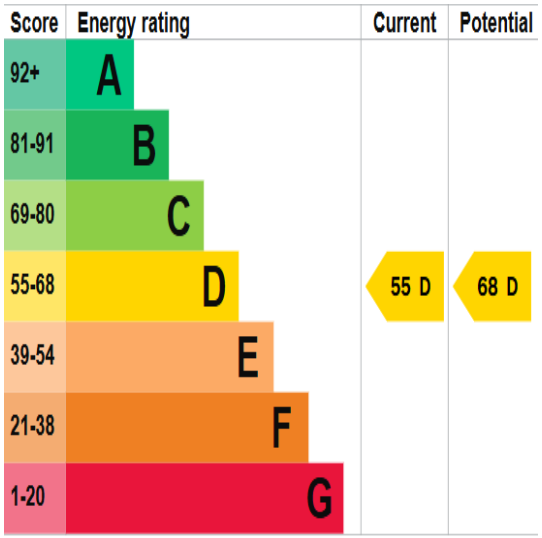
▼ Ground Floor



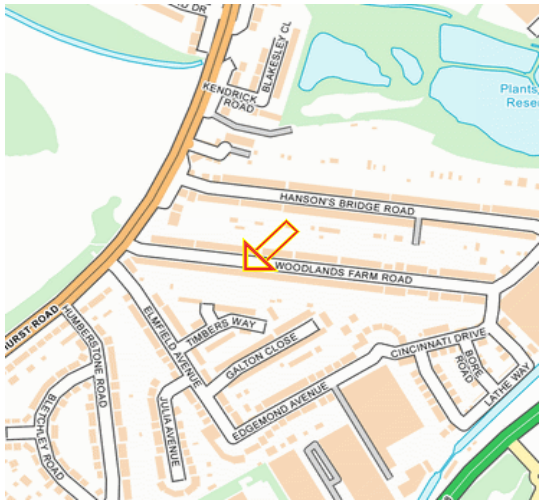
▼ 1st Floor



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman