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**HANDSWORTH WOOD ROAD,
BIRMINGHAM, B20 2PL**



AN AMAZING OPPORTUNITY HAS ARISEN TO PURCHASE THIS DETACHED RESIDENCE FULL OF CHARACTER AND CHARM VIA MODERN METHOD OF AUCTION. SPACIOUS ROOMS LAY OUT OVER THREE STOREYS AND LENDS ITSELF WELL FOR MULTI-GENERATIONAL LIVING. CALL TO ARRANGE YOUR VIEWING!

- DETACHED RESIDENCE
- GAS CENTRALLY HEATED
- FOUR RECEPTION ROOMS
- DRIVEWAY with DOUBLE GARAGE
- NO UPWARD CHAIN
- EIGHT BEDROOMS
- MOSTLY DOUBLE GLAZED
- MODERN FITTED KITCHEN
- PRIVATE REAR GARDENS
- ENERGY RATING – E (48)

For Sale: Starting Bids in Excess of £850,000

Handsworth Wood Road, Birmingham, B20 2PL

Entrance:

From pavement, boundary fence lined by mature conifer trees, and kerb-edged floral border with grey imprinted concrete driveway leading towards double garage and sweeps towards main and side gated entrances. Steps lead up and into:-

Open Porchway:

Decorative carpentry to structural framework, herringbone tiled flooring, double glazed window towards front and panelled ceiling with pendant light fitting. Double glazed entrance door, with leaded stained glass and side panels, leads into:-

Entrance Hallway:

Wood effect flooring, double panel radiator, central heating thermostat to wall, decorative coving and pendant light fitting to ceiling. Decorative archway to side leads into:-

Formal Reception Room: 18'9" x 16'10" (max, into fireplace) 13'9" (min)

Wood effect flooring, double panel radiator, double glazed window to front, decorative coving, ceiling rose with pendant light fitting and dado rail. Archway into recess with replica 'Adams' styled fire surround, marble hearth, backplate and open grate. Two ornate single glazed leaded windows with stained glass are positioned either side of fireplace. Additional decorative archway to front facing 'turret' with double glazed windows surrounding (Turret Area: 7'8" x 6'5" approximately). From hallway, decorative archway to side leads into:-

Second Reception Room: 16'4" (max, into bay) x 14'4"

Wood effect flooring, double panel radiator, double glazed bay window to front elevation, decorative coving, ceiling rose with pendant light fitting and dado rail. From hallway, decorative archway towards rear, leads into:-

Rear Reception Room: 13'9" (max, into recess) 12'7" (min) x 12'0"

Wood effect flooring, double panel radiator, wall mounted shelving within both recesses, wall mounted shelf above former fire place, double glazed window to rear elevation, decorative coving, ceiling rose with pendant light fitting and dado rail. From hallway, further decorative archway to leads towards double glazed door and via steps onto rear patio and gardens beyond. Panelled door to side leads into:-

Downstairs Cloakroom: 9'7" x 4'5" (max) 3'4" (min)

Fully tiled floor and walls, panelled ceiling with enclosed light, single panel radiator and double-glazed window with obscured glass to rear elevation. Suite comprises of:- Japanese 'remote control' low level flush toilet, wash basin with wall hung vanity unit below and separate wall mounted cabinet. From left-hand

side of the hallway, decorative archway leads onto panelled door and into:-

Ground Floor Shower/Wet Room: 8'4" x 3'8"

Fully tiled floor and walls, suspended ceiling with inset light and extractor fan, wall mounted cabinet, pedestal wash basin with wall mounted oval mirror above, walk-in thermostatic shower with 'waterfall' feature. From hallway, panelled door into:-

Dining Room: 14'3" x 11'8" (max, into recess) 10'2" (min)

Wood effect flooring, central pendant light fitting, single panel radiator, wall mounted 'former servants bells', double glazed French Doors to side elevation leading into inner courtyard. Panelled door leads into:-

Pantry/Utility Area: 8'9" x 4'3" (max, into recess) 3'2" (min)

Limonium flooring, light fitting to ceiling, double glazed window with obscured glass to rear elevation, wall mounted shelving, space and plumbing for washing machine and wall mounted 'Worcester' central heating combination boiler (for ground floor only). Further panelled door leads into:-

Cellar: 14'2" (max) 11'8" (min, to cold shelf) x 11'8"

Quarry tiled entrance floor, wall mounted shelves, light fitting to ceiling, part panelled wall, brick-built steps which lead down below ground level to quarry tiled flooring. From Dining Room, doorway toward rear leads into:-

Breakfast Kitchen: 17'6" x 11'2"

Fully tiled flooring, recessed spotlights to ceiling, double glazed windows to front and rear elevations and double-glazed French Doors leading onto rear patio. Range of kitchen base, wall and pull-out larder units with peninsula breakfast bar, work surfaces above, partly tiled walls as splashback, one and half bowl sink, drainer and mixer tap. Built-in Stoves gas oven and grill, separate Baumatic six (6) burner gas hob with Montpellier extraction hood above, integrated Indesit dishwasher and space for American fridge/freezer. From dining room, several steps down lead into:-

Internal Courtyard: (Unmeasured)

Concrete flooring and door into rear of garage with recessed area behind garage provides open access into former coal/wood store, further door into outside/gardeners' toilet (unmeasured) and finally into:-

Double Outside Store Room: 6'8" x 5'9" (front section)/10'0" x 6'8" (rear sections)

Concrete flooring, two florescent light fittings to ceiling, power supply, garden tap to internal wall and panelled door towards rear leads onto patio beyond.



THE PROPERTY MISDESCRIPTIONS ACT 1991

We confirm that to the best of our knowledge all statements in these particulars are correct. They have been checked and agreed by the seller. However we would advise that the statements have been based upon verbal information given and understood, but without reference to the appropriate body, ie Local Authority, Planning Department, etc. Accordingly we suggest that any matter of concern should be checked by a professional adviser prior to purchase.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor prior to purchase.

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From hallway, carpeted stairs with decorative balustrade and hand rail leads to decorative archway on mezzanine level with stained glass leaded window and door leading onto first floor balcony providing elevated views over rear gardens. Stairs continue onto carpeted first floor landing with double panel radiator, decorative coving, ceiling rose with pendant light fitting. From landing, panelled door to side leads into:-

Bedroom Three (Rear): 13'9" (max, into recess) 12'6" (min) x 13'8"

Wooden parquet effect flooring, decorative coving and pendant light fitting to ceiling, double panel radiator and double-glazed window to rear elevation with elevated views over rear gardens. From landing, panelled door leads into:-

Bedroom One (Front): 16'0" x 13'9"

Wooden parquet effect flooring, decorative coving to ceiling, picture rail and two wall light fittings, single panel radiator, replica 'Adams' styled fire surround, marble hearth, backplate with gas fire, double glazed window to front elevation and decorative archway to front facing 'turret' with pendant light fitting and double-glazed windows surrounding (Turret Area: 7'8" x 6'5" approximately). From landing, panelled door to side leads into:-

Bedroom Five (Front – used as prayer room): 9'2" x 7'9"

Carpeted flooring, decorative coving and pendant light fitting to ceiling, single panel radiator and double-glazed window to front elevation. From landing, panelled door leads into:-

Bedroom Two (Front): 14'4" x 13'9"

Wooden parquet effect flooring, two double glazed windows to front elevation, decorative coving and spotlights to ceiling, double panel radiator and wall mounted shelf behind bed. From landing, panelled door into:-

Landing Store Cupboard: (Unmeasured)

Wooden parquet effect flooring, light fitting and wall mounted shelving. From landing, panelled door leads into:-

First Floor Toilet: 7'2" x 2'5"

Limonium flooring, partly tiled walls, panelled ceiling, double glazed window with obscured glass to side elevation, chrome heated towel rail, low level flush toilet, vanity unit with ceramic wash basin and mixer tap. From landing, panelled door leads into:-

Family Bathroom: 10'1" (max) 4'9" (min, into recess) x 8'6" (max, into recess) 6'9" (min)

Anti-slip flooring, partly tiled walls, spotlights to ceiling, double glazed window with obscured glass to side elevation, chrome

Family Bathroom (Cont.):

Heated towel rail, left-hand corner bath with mixer taps and double walk-in enclosure with full height glass panels and adjustable thermostatic shower over. Within recess, double sized vanity unit including two separate wash basins with mixer taps with large wall mounted mirror behind, spotlights above and shaver socket. From landing, panelled door toward rear leads into :-

Bedroom Four (Rear): 14'5" x 8'10"

Wooden parquet effect flooring, spotlights to ceiling, single panel radiator, double glazed window to rear elevation with elevated views over gardens and wall mounted 'Worcester' central heating combination boiler (for first and second floors only).

From main landing, carpeted stairs with wooden handrail to wall leads to second floor with wooden parquet effect flooring to landing, wall mounted light fitting and Velux window within ceiling. Panelled door to side leads into:-

Bedroom Six (Attic): 15'11" (max, into recess) 11'5" (min) x 14'5" (max) 2'8" (within recess)

Wooden parquet effect flooring, spotlights to ceiling, double panel radiator and double-glazed window to side elevation. From upper floor landing, panelled door leads into:-

Bedroom Seven (Attic): 14'5" (max) 9'9" (min) x 14'1" (max) 10'8" (min)

Wooden parquet effect flooring, track spotlights to ceiling, double panel radiator and double-glazed window to front elevation. From upper floor landing, panelled door leads into:-

Bedroom Eight (Attic – used as store room): 17'6" (max) 6'8" (min, within recess) x 14'0" (max, into recess) 10'10" (min)

Carpeted flooring, light fitting and Velux window within ceiling.

Outside:

Rear Gardens:

From kitchen and/or rear of hallway, several steps down lead onto a sizable full width paved patio with exterior PIR security and various additional lantern patio lighting sweeps around to gated access back towards the front of the building. Two sets of brick-built steps either side of patio leads down to the lower tier of this fully enclosed garden which has been mostly laid as lawn and stocked with mature planting, shrubbery and trees to reflect this. Towards the bottom and right-hand side of the garden, plot widens and provides a more rustic woodland area benefitting from the natural shade created by the mature trees.



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Double Width Garage: 20'3" (max) 18'2" (min) x 15'9" (max) 14'5" (min)

Blue brick paved flooring, partly vaulted ceiling with single glazed windows to front and rear elevations, power and lighting, wall mounted electric meter and shelving to rear wall.

Tenure:

We are advised that the property is **Freehold**, confirmation of which should be obtained by reference to the title deeds.

Services:

All mains gas, electricity and water are connected; none of these services have been tested during our inspection.

Local Authority Charge: (Financial Year 2024-25)

The property has been 'Banded G' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the current financial year, council tax charges are **£3,472.93 per annum**.

Energy Performance Rating: E (48)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Ring **0121-448-0717** and speak to our mortgage advisor for 'best advice' and 'whole of market' quotations from leading banks and building societies.

Money Laundering:

We have procedures in place and controls which are designed to prevent money laundering through the purchase of the property. Should we suspect that a supplier, customer, client or employee is committing a money laundering offence as defined by the **Proceeds of Crime Act 2002**, we will in accordance with our legal responsibilities disclose any information and suspicion to the National Crime Intelligence Service.

Internal Photographs:

Entrance Hallway:



Formal Reception Room:



Rear Gardens:



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