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your housing guardians

**HAMSTEAD HILL, HANDSWORTH WOOD  
BIRMINGHAM, B20 1DL**



**MODERN THREE BEDROOM DETACHED RESIDENCE LOCATED  
UPON PRIVATE SLIP-ROAD IS NOW AVAILABLE 'FOR SALE' WITH  
NO UPWARD CHAIN. IDEAL FIRST/SECOND PURCHASE OR FOR  
SOMEONE LOOKING TO TURN THEIR DREAM INTO A REALITY!  
CALL TO ARRANGE YOUR INTERNAL INSPECTION SOON.**

- DETACHED RESIDENCE
- GAS CENTRALLY HEATED
- OPEN-PLAN RECEPTION ROOM
- MODERN FITTED BATHROOM
- NO UPWARD CHAIN
- THREE BEDROOMS
- MOSTLY DOUBLE GLAZED
- CONSERVATORY AT REAR
- SOUGHT AFTER LOCATION
- ENERGY RATING – D (66)

**For Sale: Offers in Excess of £340,000**

# Hamstead Hill, Handsworth Wood, B20 1DL

## Entrance:

From main road, access onto private slip road and leads toward tarmacadam driveway for two vehicles, laid lawns to side with borders containing mature tree and shrubs. Paved pathway to double glazed door, leads into:-

## Porch: 8'4" x 5'3"

Fully tiled flooring, double glazed to three elevations, wall mounted lantern interior light, panelled ceiling with recessed spotlights and built-in storage cupboard to side. Double glazed door leads into:-

## Open-Plan Reception/Dining Room/Kitchen Area: 26'8" (max) 10'9" (min) x 16'7" (max) 13'5" (min)

Engineered wooden flooring, five pendant light fittings to ceiling, three double panel radiators, double glazed 'bow styled' window to front elevation, 12kW multi-fuel log burner with slate hearth beneath and double-glazed patio doors to rear provides access into conservatory. The room sweeps to the right-hand side and into:-

## Kitchen Area: (Measured as part main room above)

Kitchen comprises of:- base, drawer and wall units, work surfaces with inset single bowl sink, drainer and mixer tap, partly tiled walls as splashback and wall mounted shelving above. Double glazed window to rear elevation over looks gardens and Baxi central heating combination boiler to adjacent wall. Space provided for electric freestanding cooker with integrated extraction hood above and separate fridge and/or freezer. Door to side leads into **under stairs storage cupboard** (currently used as a pantry) with linoleum flooring, light fitting and shelving to walls. From rear of reception/dining room, sliding patio door leads to:-

## Conservatory: 13'3" x 11'0"

Laminate flooring, double glazed to five elevations, central light fitting to vaulted ceiling, plumbing and electrics installed for washing machine and separate dryer and double-glazed French Doors lead into rear gardens.

From ground floor reception area, carpeted stairs with handrail to wall leads to first floor landing, single glazed window with obscured glass to side elevation, access to loft space with pendant light fitting and smoke alarm to ceiling. From landing, door to side leads into:-

## Bedroom One (Front): 14'1" x 10'2" (max, into recess) 9'4" (min)

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

## Bedroom Two (Rear): 12'5" x 10'2" (max, into recess) 8'7" (min)

Carpeted flooring, single panel radiator, pendant light fitting to ceiling and double-glazed window overlooking gardens to rear elevation. From landing, door towards front leads into:-

## Bedroom Three (Front): 9'10" (max) 6'9" (min, to baulk head) x 7'1" (max) 3'9" (min, to baulk head)

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

## Bathroom: 7'9" x 7'7"

Fully tiled flooring and walls, double glazed window with obscured glass to rear elevation, space for heated towel rail and enclosed light fitting to ceiling. Suite comprises of:- modern freestanding bath with chrome mixer tap and shower attachment, low level flush toilet (with concealed cistern and storage cupboard above) and wall-hung vanity unit with ceramic wash basin and mixer tap.

From kitchen area, hardwood single glazed door with single step-down leads towards: -

## Single Garage: 17'5" x 8'8" (Door width: 7'5")

Metal 'up and over' door to front, concrete flooring, light fitting to internal ceiling, glazed panelled door to rear leading into rear garden, wall mounted fuse board/consumer unit, electric and gas meters.

## Rear Gardens:

From kitchen area, hardwood single glazed door with single step-down leads onto paved patio and pathway leading to side gated access towards frontage. Mostly laid as lawn with floral borders to side containing mature bushes, shrubs and plants. This fully enclosed and private outside space benefits from not being overlooked from behind (and trailing grapevines along boundary fencing).



### 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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## 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 2024-2025)

The property has been 'Banded D' (information correct as per Valuation Office Agency website) and falls under the jurisdiction of **Birmingham City Council**. For the financial year (stated above), council tax charges are **£2,083.76 per annum** (subject to status).

## Energy Performance Certificate: D (66)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Are you Looking for Mortgage Advice??

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:

### Reception Room:



### Bathroom:



### Rear Gardens:



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