

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
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Great Barr | 0121 241 4441



- Beautifully Presented Detached Family Residence
- Welcoming Reception Hall
- Two Reception Rooms
- Breakfast Kitchen/Diner
- Utility Room & Guest WC
- Five Bedrooms, Family Bathroom & Two En-Suites

Underwood Road, Handsworth Wood, B20 1JS

£470,000



Property Description

Are you looking for the PERFECT PROPERTY to move straight into? Then you really need to see this BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offering spacious and versatile accommodation throughout. Ideally situated in a popular residential area having fantastic access to local amenities, good school catchment and the main commuter routes to Birmingham City Centre. MUST BE VIEWED TO fully appreciate the overall size, presentation and potential of the accommodation on offer. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

APPROACH having block paved drive providing ample space for off-road parking, access to garage, lean-to and enclosed porch.

PORCH having uPVC double glazed doors to front.

WELCOMING RECEPTION HALL approached via reception door, having ceiling light point, power points, underfloor heating throughout, stairs to first floor accommodation and doors off to all rooms.

SITTING ROOM 14' 2" (max.) x 11' 0" (4.32m x 3.35m) having double glazed bay window to front elevation, ceiling light point, power points and central heating radiator.

LOUNGE 24' 1" x 11' 0" (max.) (7.34m x 3.35m) having ceiling light points, power points, two central heating radiators, double glazed windows and uPVC double glazed doors to rear elevation.

KITCHEN BREAKFAST/DINER 20' 0" x 13' 0" (max.) (6.1m x 3.96m) having double glazed windows to rear elevation, ceiling downlights, power points, a range of modern wall/base units with worktops over, inset sink unit with mixer tap over, ample space for a range of appliances, underfloor heating throughout, complimentary tiling to walls/floors and door to utility.

UTILITY 4' 0" x 6' 5" (1.22m x 1.96m) having ceiling light points, power points, space for appliances and door to garage with access to lean-to.

LEAN-TO 27' 0" x 3' 9" (8.23m x 1.14m) providing ample storage space with doors to front/rear elevations.

GUEST WC having ceiling light point, low flush WC and wash hand basin.

FIRST FLOOR LANDING having double glazed window to front elevation, ceiling light point, power points, stairs to second floor accommodation and doors off to all rooms.

BEDROOM ONE 18' 11" x 8' 11" (min.) (5.77m x 2.72m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and door to en-suite.

EN-SUITE having skylight window, ceiling light point, a matching suite comprising of shower unit, low flush WC, wash hand basin and complimentary tiling to splashbacks.

BEDROOM TWO 14' 3" (max.) x 11' 0" (max.) (4.34m x 3.35m) having double glazed bay window to front elevation, ceiling light point, power points and central heating radiator.



BEDROOM THREE 14' 4" (max.) x 10' 6" (max.) (4.37m x 3.2m) having double glazed window to rear elevation, ceiling light point, power points, central heating radiator and en-suite.

EN-SUITE having ceiling light point, a matching suite comprising of shower unit, low flush WC, wash hand basin, heated towel rail and complimentary tiling to splashbacks.

BEDROOM FOUR 13' 4" x 6' 6" (4.06m x 1.98m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

FAMILY BATHROOM having opaque double glazed window to side elevation, ceiling light point, a matching suite comprising of bath tub, shower unit, wash hand basin, low flush WC, heated towel rail and complimentary tiling to splashbacks.

SECOND FLOOR LANDING having skylight window, ceiling light point and door to bedroom.

BEDROOM FIVE 25' 0" (max.) x 9' 0" (max.) (7.62m x 2.74m) having double glazed window to rear elevation, skylight window, ceiling light point, power points, central heating radiator and ample storage to eaves.

OUTSIDE

REAR GARDEN a delightful south-facing garden having lawn/paved areas and fence boundaries.

GARAGE 13' 10" x 6' 5" (4.22m x 1.96m) having ceiling light point, power points, garage door opening to front elevation and door to lean. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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