

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

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. Unauthorised reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.

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

Great Barr | 0121 241 4441



- Immaculate Finish Throughout
- Welcoming Reception Hall
- Two Reception Rooms
- Kitchen Breakfast/Diner
- Guest WC & Utility
- Four Good Size Bedrooms

Grestone Avenue, Handsworth Wood, B20 1NA

£380,000



Property Description

ATTRACTIVE, IMPRESSIVE, SUBLIME are just a few words to describe this IMMACULATELY PRESENTED FOUR BEDROOM 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. VIEWING HIGHLY RECOMMENDED fully appreciate the location, overall size and presentation 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 enclosed porch and garage.

PORCH having uPVC double glazed doors to front elevation.

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

SITTING ROOM 14' 7" (max.) x 11' 11" (4.44m x 3.63m) having double glazed bay window to front elevation, ceiling light point, power points and central heating radiator.

LOUNGE 21' 3" x 10' 11" (6.48m x 3.33m) having ceiling light points, power points, two central heating radiators, double glazed windows and uPVC double glazed doors opening to rear elevation.

KITCHEN BREAKFAST/DINER 18' 5" x 17' 10" (5.61m x 5.44m) having double glazed windows to rear elevation, ceiling downlights, power points, a range of wall/base units with worktops over, kitchen island, inset sink/drain unit with mixer tap over, ample space for a range of appliances, complimentary tiling to splashbacks, doors off to lean-to and utility.

UTILITY 4' 6" x 9' 9" (1.37m x 2.97m) having ceiling light points, power points, space for appliances and door to garage.

LEAN-TO 6' 8" x 2' 10" (2.03m x 0.86m) providing ample storage space with door to rear giving access to garden.

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

FIRST FLOOR LANDING having ceiling light point, power points, loft access via drop-down ladder and doors off to all rooms.

BEDROOM ONE 14' 9" (max.) x 10' 4" (4.5m x 3.15m) having double glazed bay window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM TWO 12' 11" x 10' 11" (3.94m x 3.33m) having double glazed window to rear elevation, ceiling light point, power points and central heating

radiator.

BEDROOM THREE 7' 8" x 7' 11" (2.34m x 2.41m) having double glazed window to front elevation, ceiling light point, power points and central heating radiator.

BEDROOM FOUR 15' 3" x 9' 10" (4.65m x 3m) having double glazed window to front elevation, ceiling light point, power points, central heating radiator and en-suite.

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

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

LOFT SPACE access via drop-down ladder from landing and being boarded with power/lighting. Offering excellent scope for further development (subject to obtaining the relevant consents where necessary).

OUTSIDE

REAR GARDEN a large well maintained family garden having lawn/paved areas and fence boundaries.

GARAGE having ceiling light point, power points and garage door opening to front elevation. (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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