



4 Ebley Road, Handsworth Wood  
Birmingham , B20 2LX

**Offers Over £375,000**

# Handsworth Wood

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This extended and modern throughout four bedroom semi detached property is a fantastic family home and offers great space throughout. Set behind a front driveway, the property briefly comprises of a welcoming reception hall, with a door leading into the spacious through lounge / dining room which has a bay window to the front and back allowing for plenty of natural light into the room. From here, there are double door leading into the extended modern and well presented breakfast kitchen which is the heart of the home. Having a breakfast bar area and a range of fitted units, including an integrated oven and hob, wash basin benefitting from an instant hot water tap, dishwasher and space for a washing machine whilst also having speakers built into the ceiling creating a great room to suit modern family life. Off the kitchen, there is an additional sitting room / snug which can provide a range of uses, whether that be a snug room, work from home office, additional bedroom or kids play room the uses are endless. Upstairs the immaculate décor continues, with the main bedroom being a double room with a bay window to the front. the other three bedrooms again are all good sizes with the second and third having a window to the rear and the fourth has a window to the front. there are two bathrooms/shower rooms, the first being the main family bathroom which has both a bath and separate shower cubicle, wash basin and WC. The second shower room can be accessed via the landing and first bedroom and contains a shower cubicle, wash basin, WC and a window to the front. The rear garden is a good size making it easy to maintain with a lawn leading into the decking area. This immaculate, double glazed and centrally heated home be viewed to appreciate the space on offer before it is too late.





## Property Specification

EXTENDED FAMILY HOME  
MODERN THROUGHOUT  
FOUR BEDROOMS  
SEMI DETACHED  
SOUGHT AFTER LOCATION

### Porch

Dining Room / Lounge 7.98m (26'2") into bay x  
3.22m (10'7")

Reception Hall 2.97m (9'9") x 1.61m (5'3")

Modern Breakfast Kitchen 4.79m (15'9") x 3.85m  
(12'7") max

Additional Sitting Room / Snug 4.37m (14'4") x  
3.08m (10'1")

Bedroom 1 3.78m (12'5") into bay x 2.81m (9'3")

Shower Room 2.23m (7'4") x 2.10m (6'11")

Bedroom 3 3.33m (10'11") x 3.22m (10'7")

### Landing

Family Bathroom 2.33m (7'8") x 2.14m (7')

Bedroom 2 2.96m (9'9") x 2.47m (8'1")

Bedroom 4 2.72m (8'11") x 2.66m (8'9")

### 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: 21st November 2024

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

