



135 Millfield Road, Handsworth Wood
Birmingham, B20 1EA

£290,000

Handsworth Wood

£290,000



Presenting a uniquely styled home, this delightful three bedroom detached is a fantastic family home and is situated in a great location. Set behind a front driveway with steps leading up to the front, the property comprises of a welcoming reception hall with stairs off and a guest WC. The kitchen has some fitted units including space for a cooker, washing machine and has a window to the front. The rear living room / dining room is a good size with spaces for settees and a dining table with chairs whilst also having sliding patio doors out into the garden making it a great space for friends and family. There is an additional reception room off the hallway which is currently used as a work from home office but could become a snug room / kids play room with a window to the front. Upstairs, there are three good sized rooms with the first being a good sized double room with a window to the rear. The second bedroom is another double room with a window to the front and the third is another good sized room with a window to the rear. The bathroom offers scope to improve currently having a bath with shower over, wash basin and a WC. Outside the rear garden has a patio area great for garden furniture leading into the lawn but also has steps leading down to provide access to the integrated garage on the lower level, this is currently used as a home gym but again with some simple alterations could be used for a variety of reasons. This very unique, double glazed and centrally heated home must be viewed before it is too late.





Property Specification

THREE BEDROOMS
DETACHED
GREAT FAMILY HOME
IDEALLY LOCATION
UNIQUE STYLE HOME

Garage 4.62m (15'2") x 3.42m (11'3")

Lounge / Dining Room 6.53m (21'5") x 3.45m (11'4")

Reception Hall 3.46m (11'4") x 3.42m (11'3")

Office 2.85m (9'4") x 2.28m (7'6")

WC

Landing

Kitchen 2.84m (9'4") x 2.24m (7'4")

Bedroom 1 3.69m (12'1") x 3.50m (11'6")

Bedroom 3 3.49m (11'5") x 2.61m (8'7")

Bedroom 2 3.36m (11') x 2.84m (9'4") max

Bathroom

Landing

Agent's Note:

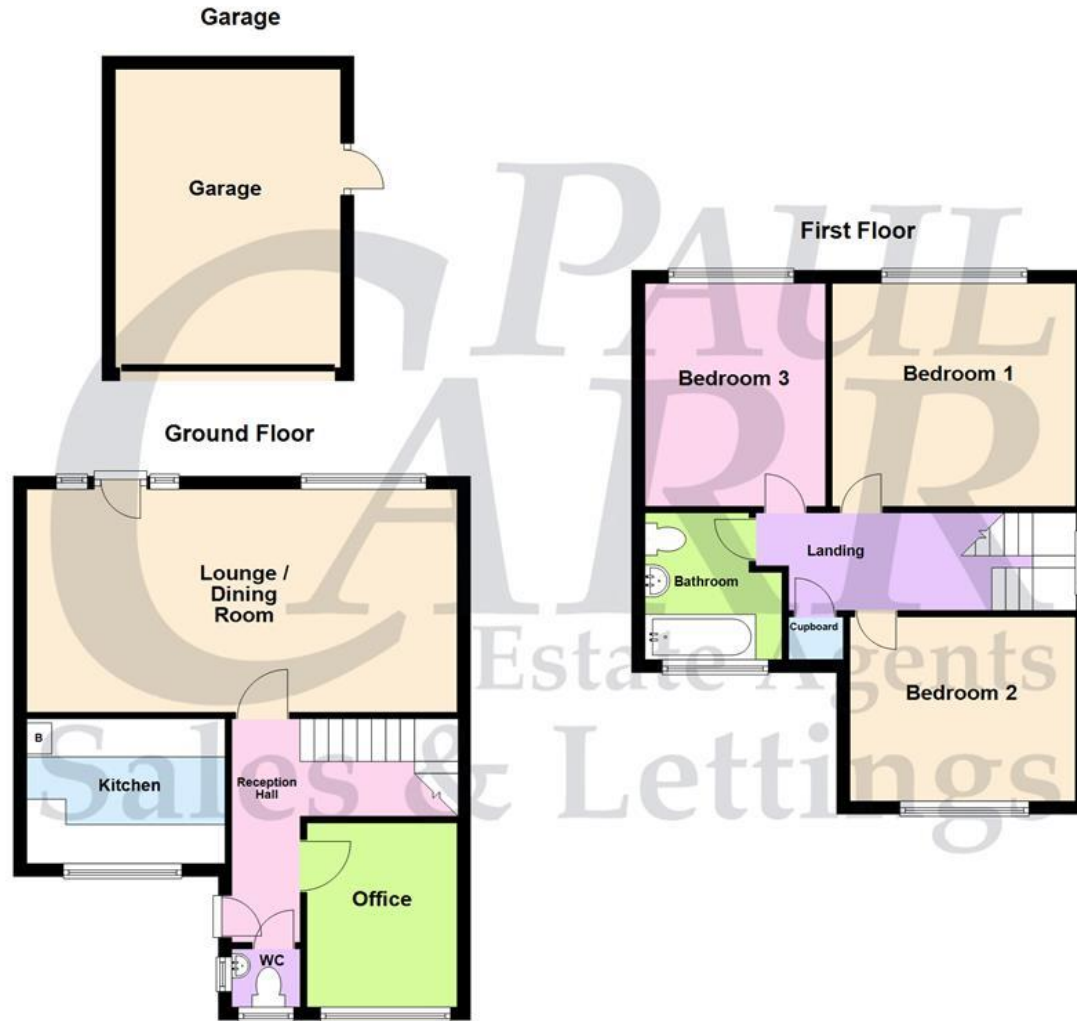
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 26th November 2024

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |

Map Location

