

ACRES

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- * EXECUTIVE STYLED PROPERTY
- * IDEALLY LOCATED
- * GUEST CLOAKROOM
- * SPACIOUS FAMILY LOUNGE
- * SITTING ROOM
- * EXTENDED FITTED KITCHEN
- * FOUR BEDROOMS
- * FAMILY BATHROOM
- * OFF ROAD PARKING
- * EPC RATING - D



Vernon Avenue, Handsworth Wood, B20 1DF - Offers in excess of £600,000

It is a privilege to offer for sale this magnificent executive styled property ideally located on this very well sought after residential road. The property benefits from double glazing and gas central heating (both where specified) and includes enclosed porch, large welcoming hallway, guests cloakroom leading to WC, lovely spacious family lounge, sitting/entertaining room, incredible comprehensively fitted and extended kitchen with dining area, large conservatory, separate utility and guests shower room. To the first floor is a master bedroom, three further double bedrooms (third with en-suite shower room) and family bathroom. Outside is a brick blocked fore garden offering multiple parking space and to the rear is the perfect large garden with decked area and lawn leading to an outhouse/storage unit. If you are looking for the perfect family home you must view this amazing property.

HALLWAY: 16'6" x 7'10": A large welcoming hallway, radiator, door into downstairs WC and shower room, and doors into;

FRONT RECEPTION: 15'9" max into bay 13'11"min x 12'3": Double glazed bay window to front, coving to ceiling, radiator.

REAR RECEPTION: 15'11" x 12'3": A further spacious living area, coving to ceiling, radiator and double doors into;

CONSERVATORY: 16'10" x 12'2": A stunning conservatory full of natural light, radiator, double doors into;

KITCHEN: 24'5" x 13'6"max 9'11"min: A spacious extended dining kitchen with a wide range of fitted units to include drawer, base and eye level cupboards, gas hob with extractor fan, double oven/grill combi, space for fridge freezer, stainless steel sink and drainer, tiling to splashbacks, tiled floor, double glazed windows.

GUEST WC/SHOWER ROOM: Downstairs guest WC along with shower cubicle.

THIRD RECEPTION/CONVERTED GARAGE: 16'1" x 8'11": Spacious living area, double glazed window to front, door into lean to, storage area with wall mounted boiler.

FIRST FLOOR LANDING: Large double glazed window to side, coving to ceiling and doors into;

MASTER BEDROOM: 16'2"max into bay 13'10"min x 12'3": A very generous master bedroom with double glazed bay window to front, coving to ceiling, radiator.

BEDROOM TWO: 16'1" x 12'3": A further double bedroom, double glazed window to rear, coving to ceiling, radiator, archway into;

BEDROOM THREE: 12'10" x 10'10": Double bedroom, double glazed window to rear, coving to ceiling, radiator, door into;

EN-SUITE SHOWER ROOM: 7'10" x 3'7": White suite, shower cubicle, low level WC, wash hand basin set into vanity unit, opaque double glazed window.

BEDROOM FOUR: 13'0" x 10'6": A final double bedroom, double glazed window to front, coving to ceiling, radiator.

BATHROOM: 8'10" x 6'5"max 5'10"min: White suite with tiled bath panel, close couple WC, wash hand basin, separate electric shower unit, chrome ladder style radiator/towel rail, tiling to walls and floor, double glazed patterned window to front.

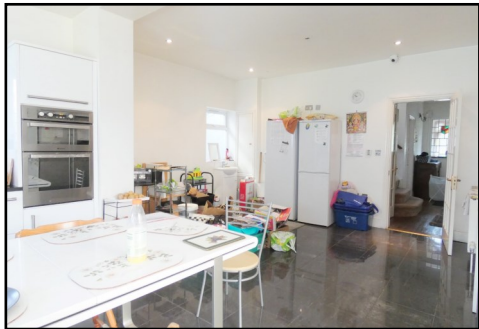
GARDEN: To the rear is a wooden decking area leading onto a large lawned garden, to far rear is a timber outhouse and to the front is a driveway for multiple parking.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

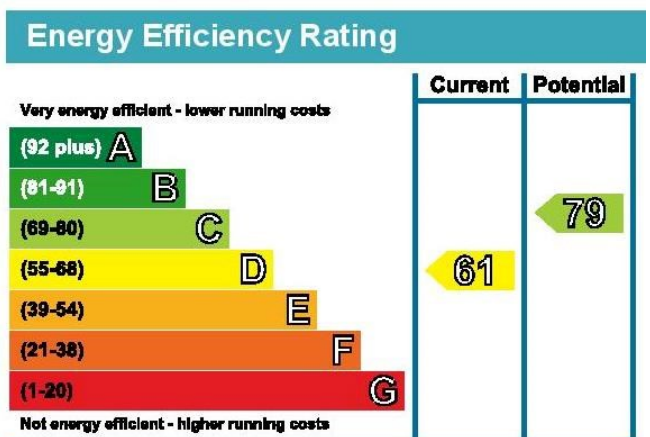
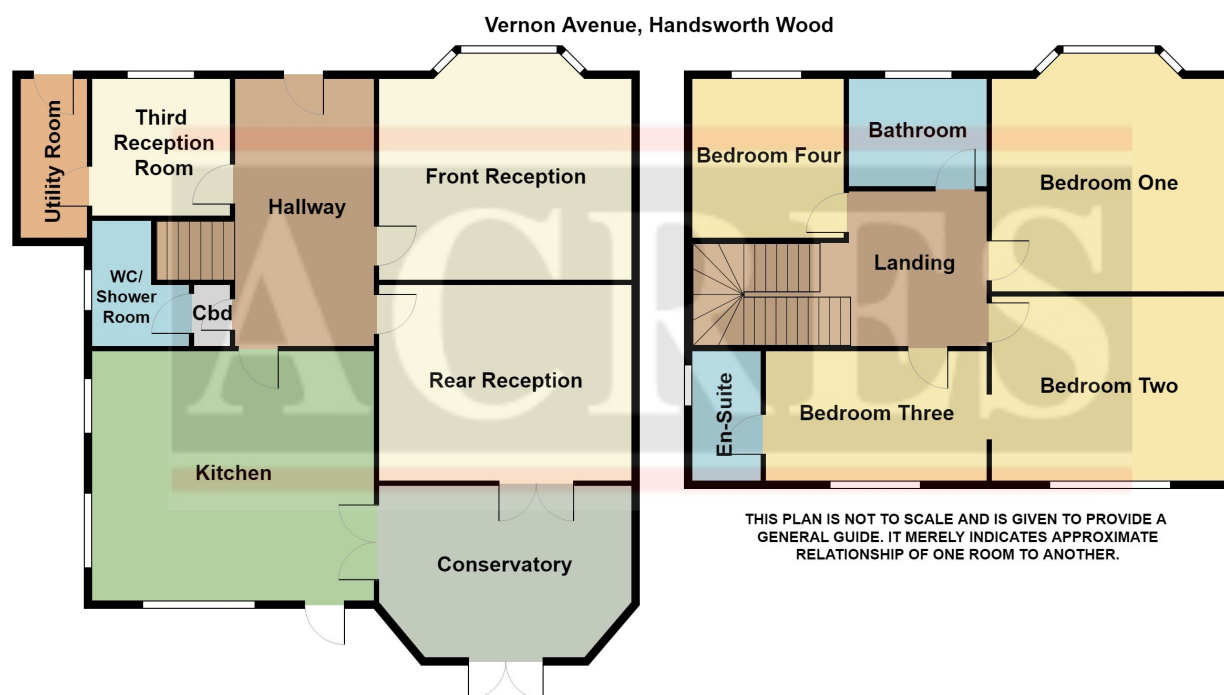
FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: F

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



VERNON AVENUE, HANDSWORTH WOOD, BIRMINGHAM, B20 1DF