



- * SEMI DETACHED FAMILY HOME
- * THREE BEDROOMS
- * SPACIOUS LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * MODERN FAMILY SHOWER ROOM
- * OFF ROAD PARKING & GARAGE
- * LOW MAINTENANCE REAR GARDEN
- * PRIME CUL DE SAC POSITION
- * HIGH SPEC THROUGHOUT
- * IDEAL FIRST TIME BUY



71 Greenway, Handsworth Wood, B20 1EP - Offers in excess of £270,000

Situated on this popular residential road with close proximity to local schooling for all ages and fantastic public transport in and out of Birmingham Centre along with West Bromwich. This property benefits from double glazing and gas central heating (both where specified). The interiors include entrance hall, well presented lounge / diner leading into modern re-fitted kitchen! To the first floor are three great sized bedrooms and modern family shower room. Outside is a fore garden with lawn along with driveway allowing off road parking and access to garage front and to the rear is a generous garden with patio, lawn and fenced border. This particular road has great local amenities therefor sells quick so hurry before you're too late! **IDEAL FIRST TIME BUY!**

Accessed from the fore via driveway offering ample off road parking, leading to double glazed entrance door feeding into;

HALLWAY: 8'10 x 4'9 : Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 12'11max, 8'11 min x 19'5 : A great size through living / dining area with radiator, double glazed double doors to rear garden and door into;

FITTED KITCHEN: 7'2 x 11'2 : Modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, radiator and door to side.

LANDING: 2'10 x 6'6 : A light and airy landing with access to loft and doors into;

BEDROOM ONE: 8'11 x 15'0 max, 12'6 (wardrobe) A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'6 x 12'7 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'3 x 11'1 : A final spacious bedroom, double glazed window to front, built in storage cupboard and radiator.

BATHROOM: 6'8 max, 3'6 min x 9'3 max, 6'5 min : Modern re-fitted suite with large walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, chrome ladder style radiator and double glazed opaque window to rear and side.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

GARAGE: Up and Over garage door, ceiling light and power points along with housing gas central heating boiler. ***(please check the suitability of this garage for your own vehicle)***

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: C

VIEWING: Recommended via Acres on 0121 358 6222.

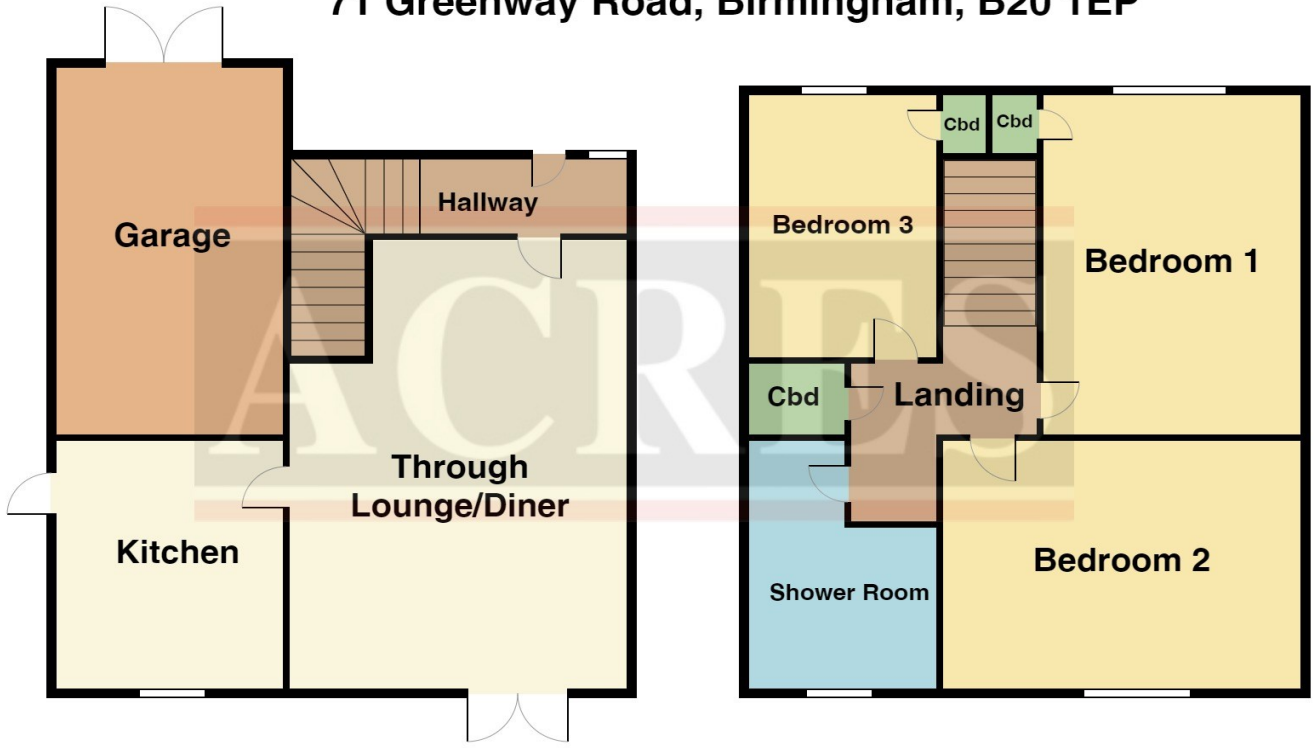


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

71 Greenway Road, Birmingham, B20 1EP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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