

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED HOUSE
- \* THREE BEDROOMS
- \* SPACIOUS THROUGH LOUNGE
- \* FITTED KITCHEN
- \* FAMILY BATHROOM
- \* DOWNSTAIRS GUEST W.C.
- \* SIDE GARAGE
- \* LARGE REAR GARDEN
- \* POTENTIAL TO EXTEND (STPP)
- \* PRIME LOCATION



21 Elmbank Grove, Handsworth Wood B20 1JT - Price £350,000

This is a beautifully presented detached property located on this excellent residential road with potential for extension to both side and rear (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed spacious lovely entrance hall, stylish through lounge / diner leading into generous fitted kitchen with door onto patio and access into side garage along with downstairs guest W.C.. To the first floor are three bedrooms and a bathroom with white suite. Outside is a brick blocked fore garden offering multiple parking space and access to garage front. To the rear is an large garden with patio and long lawn. This is a lovely family home that needs to be viewed internally to appreciate both size and potential! Hurry before you're too late!

Accessed via driveway allowing off road parking for multiple cars and access to garage front along with PVC door into;

**HALLWAY: 9'5 x 6'6:** A large light and airy hallway, stairs to first floor and doors into;

**OPEN PLAN LOUNGE/DINER: 24'5max x 9'5min / 14'6max x 9'5min:** A great size living/dining area with radiator and double glazed windows to front and rear and door into;

**FITTED KITCHEN: 12'8 x 8'4:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows to rear, space for cooker, tiling to splashback, space and plumbing for washing machine and fridge freezer, radiator and door out to rear.

**DOWNSTAIRS W.C.: 5'10 x 2'9:** Close couple W.C., wash hand basin, radiator and double glazed opaque window to front.

**LANDING: 8'5 x 2'8:** Double glazed opaque window to side and doors into;

**BEDROOM ONE: 12'6 / 10'3max x 9'5min:** A good size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 11'3 / 10'2max x 8'9min:** A further good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 9'6max x 6'7(wardrobe) / 7'2max x 3'11min:** A great sized single bedroom, double glazed window to front, cupboard space and radiator.

**BATHROOM: 7'2 x 5'5:** White suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

**REAR GARDEN:** A great size garden with patio area and long lawn with fencing to borders.

**SIDE GARAGE:** Double doors for front and door to rear. *(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:** D.

**VIEWING:** Recommended via Acres on 0121 358 6222.





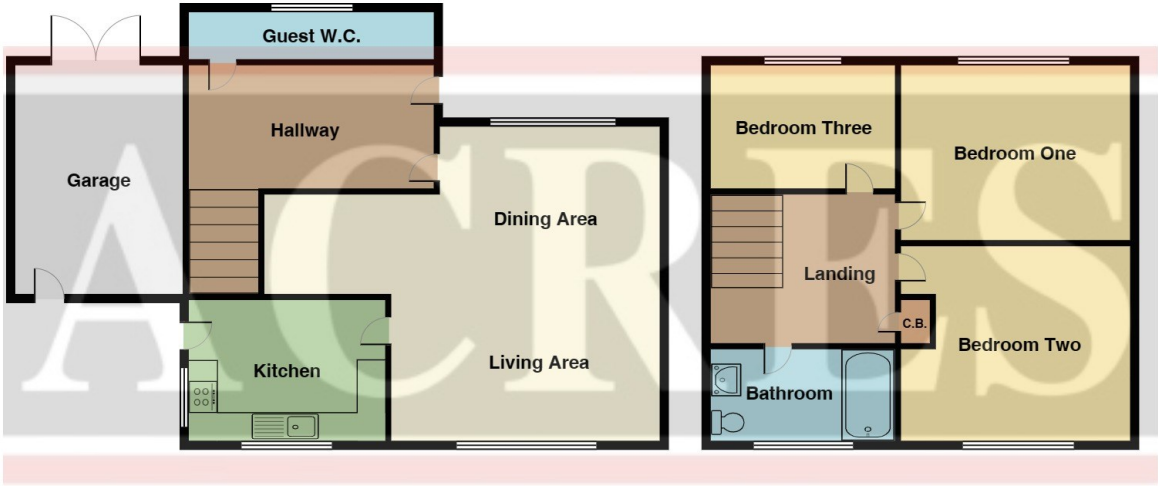
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

Elmbank Grove, Handsworth Wood



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		