

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* EXTENDED DETACHED FAMILY HOME
- \* THREE DOUBLE BEDROOMS
- \* EXTENDED FITTED KITCHEN & SEPARATE UTILITY
- \* SPACIOUS LIVING ROOM
- \* ADDITIONAL DINING ROOM
- \* LARGE CONSERVATORY
- \* MODERN FAMILY BATHROOM
- \* OFF ROAD PARKING
- \* STUNNING REAR GARDEN
- \* NO UPWARD CHAIN



118 West Avenue, Handsworth Wood B20 2LY - Offers in the region of £450,000

Acres are delighted to offer for sale this incredible executive styled detached property that offers amazing spacious interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include; wonderful large welcoming entrance hall leading into spacious dining room to front along with separate living room to rear leading into conservatory and extended fitted kitchen leading into separate utility room, downstairs guest W.C. and door into internal garage. To the first floor is a fabulous tiered landing space, three spacious double bedrooms and a large modern family bathroom with re-fitted white suite. Outside is a deep blocked fore garden offering multiple off road parking space along with access to garage front. To the rear is the icing on the cake with an absolutely huge rear garden with patio to fore. An abundance of plants, trees and shrubs and planted borders with an abundance of flowering and verdant trees and shrubs. To the far rear is a shed and communal rear access. Viewing is essential to appreciate this incredible home that offers so much! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via block paved driveway allowing off road parking to front along with access to garage front and door into;

**HALLWAY: 15'11 / 7'1max x 4'1min:** A fantastic sized light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

**DINING ROOM: 14'5(into bay) x 11'5min / 11'5:** A great additional reception room currently used as diner with double glazed bay window to front and radiator.

**LIVING ROOM: 15'3(into bay) x 10'5min / 11'5:** A great size living area with fire surround and fire, radiator, double glazed bay windows and double doors into conservatory.

**EXTENDED FITTED KITCHEN: 16'5 x 10'10:** Extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated double oven, gas hob with extractor hood over, tiling to splashback, further integrated dishwasher, space for large fridge freezer, radiator, two double glazed windows to rear, doors in pantry and further door into;

**SEPARATE UTILITY: 13'10 / 12'0max x 2'9min:** A further great space with sink and drainer, space and plumbing for washing machine, tumble dryer with doors into garage, out to front and further door into;

**DOWNSTAIRS GUEST W.C.: 5'2 x 3'0:** Close couple W.C., wash hand basin, tiling to walls and window to rear.

**CONSERVATORY: 15'8 / 14'0max x 11'10min:** A great sized conservatory with double glazed windows surrounding, tiled flooring throughout and double glazed doors out to garden.

**LANDING: 13'3max x 3'2min / 7'0max x 2'10min:** Stainless glass feature window to front and doors into;

**BEDROOM ONE: 14'11max x 12'1(wardrobe) / 11'4max x 6'5min:** A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM TWO: 12'5max x 10'4(wardrobe) / 11'5max x 9'3(wardrobe):** A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BEDROOM THREE: 14'10 x 7'11:** A final good size double bedroom with double glazed window to front and radiator.

**BATHROOM: 10'6max x 5'2min / 9'1max x 3'8min:** Modern fitted suite with tiled bath, stand alone shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, wall mounted ladder style radiator and double glazed opaque window to rear.

**STORE ROOM: 5'11 x 2'8:** A great storage area for ones own use.

**REAR GARDEN:** A fantastic size garden with paved patio area to front and rear, large lawn with plants, trees and shrubs to borders.

**INTERNAL GARAGE: 18'1 x 8'0:** Pull to garage doors, ceiling light and power points. *(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.

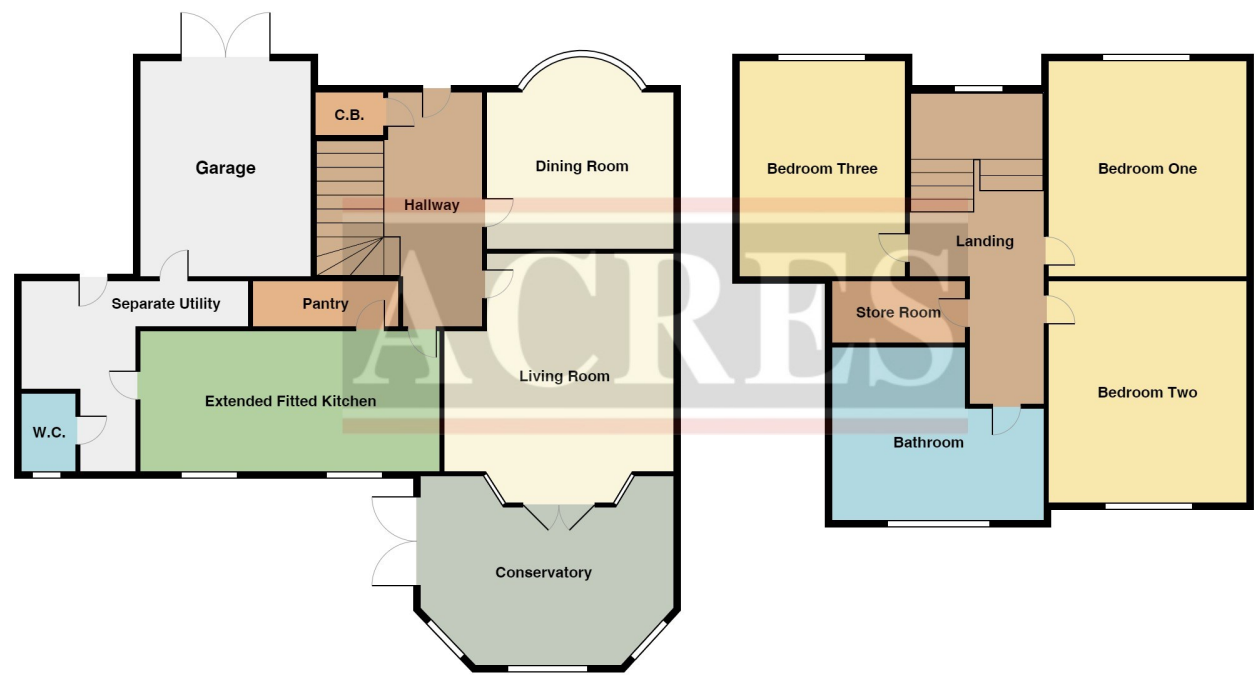


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

West Avenue, Handsworth Wood B20 2LY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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