

# ACRES

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- \* END OF TERRACED FAMILY HOME
- \* THREE BEDROOMS
- \* OPEN PLAN LOUNGE/DINER
- \* CONSERVATORY
- \* FITTED KITCHEN
- \* FAMILY BATHROOM
- \* LARGE DRIVEWAY & INTERNAL GARAGE
- \* HUGE POTENTIAL FOR EXTENSION (STPP)
- \* PRIME CORNER PLOT LOCATION
- \* NO UPWARD CHAIN



53 Handsworth Wood Road, Birmingham, B20 2DH - Offers in excess of £265,000

**HUGE POTENTIAL FOR EXTENSION!** It is a pleasure to offer for sale this superb traditionally styled three bedroom property with huge potential by way of extension to both the side and rear! (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors offer; enclosed porch leading into welcoming hallway, generous lounge / diner to rear leading into conservatory and fitted kitchen to front. To the first floor are three excellent bedrooms and a family bathroom. Outside is a large fore garden offering parking space for multiple cars and access to garage front along with side access and to the rear is a well sized low maintenance garden with patio to fore and lawn! Viewing comes highly recommended to appreciate size, location and potential of this fantastic home! **NO UPWARD CHAIN – IDEAL FIRST TIME BUY OR INVESTMENT!**

Accessed via large driveway offering ample off road parking for multiple cars along with access to garage front and door leading entrance porch;

**PORCH: 3'2 X 4'7 :** Double glazed windows and door with door into;

**HALLWAY: 2'9 X 9'3 :** A light and airy hallway, radiator and doors into;

**LIVING ROOM: 17'9 max, 15'1 min x 12'7 max, 10'7 min :** A great size living / dining area with radiator, stairs to first floor, double glazed window to rear and double doors into;

**CONSERVATORY: 9'8 x 6'7 :** A great additional space, single glazed windows and door to rear garden.

**FITTED KITCHEN: 6'2 x 8'6 :** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and radiator.

**LANDING: 6'7 max, 3'6 min x 9'8 :** Access to loft and doors into;

**BEDROOM ONE: 10'9 x 11'9 :** A great size double bedroom with double glazed window to rear and radiator.

**BEDROOM TWO: 10'9 x 9'8 :** A further good size double bedroom with double glazed window to front and radiator.

**BEDROOM THREE: 6'8 x 6'7 :** A final good sized bedroom, double glazed window to rear and radiator.

**BATHROOM: 6'6 x 5'6 :** Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

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

**GARAGE: 7'8 x 16'4 :** Up and over garage door, 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:** 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 69 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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