

ACRES

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- * SEMI DETACHED FAMILY HOME
- * SIX DOUBLE BEDROOMS
- * TWO SPACIOUS RECEPTION ROOMS
- * LARGE OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS SHOWER ROOM
- * MODERN FAMILY BATHROOM WITH ADDITIONAL WC
- * TRIPLE GARAGE (WITH PLANNING)
- * LARGE DRIVEWAY TO FRONT
- * FANTASTIC STANDARD THROUGHOUT



80 Handsworth Wood Road, Birmingham, B20 2DT- Offers in the region of £850,000

Acres are delighted to offer for sale this incredible executive styled property that offers amazing spacious interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include large open storm porch, wonderful large welcoming entrance hall, guests shower room, two spacious reception rooms along into a spacious modern comprehensively fitted kitchen / diner with access into cloakroom. To the first floor is a fabulous, tiered landing space, four excellent double bedrooms (Master with walk in wardrobe), two modern bathrooms / shower rooms along with a third separate W.C. and laundry room with space and plumbing for washing machine and dryer! Continuing onto the second floor the property comprises a further two double bedrooms totally six bedrooms! Outside is a deep fore garden offering multiple off road parking space and mature planted beds. To the rear is low maintenance garden with patio to fore leading to lawn with access into side triple garage! There could be potential for development to the side garages if relevant planning permission is gained (Please request more information regarding this). Viewing is essential to appreciate this incredible home that offers so much along with so much potential! HURRY BEFORE YOU'RE TOO LATE!

Accessed via large driveway to front allowing off road parking for multiple cars along with steps leading too;

PORCH: A stunning traditional wooden door to front leading into cloakroom storage area and double door into;

HALLWAY: Stairs to first floor, cupboard space & access to cellar, radiator and doors into;

OPEN PLAN LOUNGE / DINER : A great size living area with fire surround and fire, radiator, double glazed bay window to front and access into hallway.

ADDITIONAL SITTING ROOM: A fantastic additional reception room currently used as sitting room, double glazed bay window to front and double glazed PVC door to rear.

OPEN PLAN KITCHEN/DINER : A stunning open plan kitchen/diner with drawer base and eye level units, work surfaces, island , double sink and splashback in granite. Integrated oven, gas hob with extractor hood over, integrated dishwasher and microwave, space for fridge freezer, breakfast bar adjoining the island. A stunning window seating and dining area leading

CLOAKROOM / STORAGE: Ample storage for coats and shoes, also housing central heating boiler and water tank

DOWNSTAIRS SHOWER ROOM: Walk in shower cubicle, wash hand basin set into vanity unit and close couple W.C

LANDING: A light and airy landing with a stunning feature stainless glass ceiling and doors into;

BEDROOM ONE: A great size glazed double aspect Master bedroom along with radiators and access into a walk in wardrobe

BEDROOM TWO: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: A further spacious double bedroom, double glazed bay window to rear and radiator.

BEDROOM FOUR: A further double bedroom, double glazed window to front and radiator.

BEDROOM FIVE: A further double bedroom, double glazed window to front and radiator.

BEDROOM SIX: A further double bedroom, double glazed window to front and radiator.

FIRST FLOOR UTILITY / LAUNDRY ROOM: Fitted with base and eye level units, work surfaces, sink and drainer, tiling to splashback and space and plumbing for washing machine and dryer.

BATHROOM: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

SHOWER ROOM: A modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., radiator and double glazed opaque window to rear.

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

TRIPLE GARAGE: A detached triple garage with approved planning to turn into a Annex. Benefitting 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: F

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		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

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