

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * EXTENDED DETACHED FAMILY HOME
- * THREE DOUBLE BEDROOMS
- * EXTENDED THROUGH LOUNGE/DINER
- * EXTENDED MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * INTERNAL GARAGE & DRIVEWAY
- * PRIVATE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * PRIME LOCATION
- * NO UPWARD CHAIN



4 Garden Grove, Handsworth Wood B20 1EH - Offers in the region of £340,000

It is a privilege to offer for sale this amazing opportunity to purchase a fabulous detached family home with huge potential located in a quite cul-de-sac position! This extended detached family home is superb and offers many lovely features throughout to include a large enclosed porch, spacious hallway, spacious extended open plan living / dining room and extended modern re-fitted kitchen and side passage along with internal access to single garage (with potential to convert into further reception room). To the first floor are three double bedroom and a modern family bathroom! Plus beautiful mature gardens to both front and rear along with driveway allowing off road parking and access to garage front. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out. HURRY BEFORE YOU'RE TOO LATE!

PORCH: 4'3 max, 2'9 min x 6'8: Double glazed windows and door with door into;

HALLWAY: 7'5 max, 2'9 min x 15'5: A light and airy hallway with stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/ DINER :10'9 x 29'6: A great size extended through living / dining area with radiator, double glazed bay window to front and double doors into rear garden / patio.

FITTED KITCHEN:10'1 x 11'4: An extended modern 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, integrated dishwasher and integrated fridge freezer, radiator and door into;

SIDE PASSAGEWAY: 2'8 x 12'11: Door to front and rear.

LANDING: 6'1 max, 2'7 min x 10'7: A spacious light and airy landing with double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 x 14'3 : A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO:10'3 x 10'6 : A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE:10'9 x 9'4 : A final spacious double bedroom, double glazed window to rear and radiator.

BATHROOM:10'8 x 5'6 : Fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders offering great privacy throughout and access to rear store room.

STORE ROOM: 7'7 x 12'8 : A great additional space for garden storage or general storage.

GARAGE: 6'9 x 16'5 : Up and Over garage door, ceiling light and power points along with space and plumbing for washing for washing machine and tumble dryer *(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.

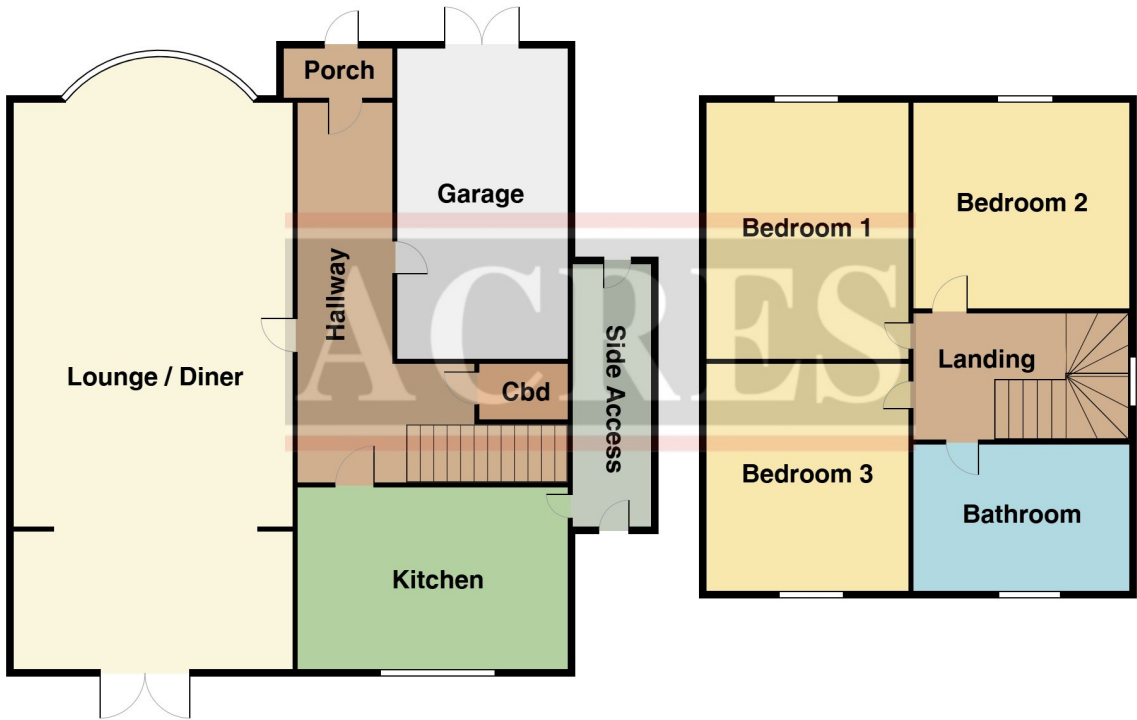


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Garden Grove, Birmingham, B20 1EH



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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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