

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR LARGE DOUBLE BEDROOMS
- TWO EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- GROUND FLOOR MODERN SHOWER ROOM
- FOUR LARGE RECEPTION ROOMS
- EXTENDED FITTED KITCHEN
- CONSERVATORY
- LARGE DRIVEWAY TO FRONT
- HIGH SPEC THROUGHOUT



**CHURCH LANE, HANDSWORTH, B20 2HS - OFFERS OVER £665,000**

Acres are delighted to offer for sale this incredible executive styled heavily extended semi detached property that offers amazing spacious interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include large porch leading into wonderful large welcoming entrance hall, four spacious reception rooms along into a extended modern comprehensively fitted kitchen / diner with access into downstairs shower room and conservatory! To the first floor is a fabulous landing space (with scope to add a fifth bedroom), three excellent double bedrooms (Master with modern en suite shower room) and modern family bathroom. Continuing onto the second floor the property comprises a tremendous sized double bedroom with built in wardrobes and further en suite shower room! Outside is a deep fore garden offering multiple off road parking space. To the rear is low maintenance garden with patio to fore leading to lawn! Viewing is essential to appreciate this incredible home that offers so much with size and spec! HURRY BEFORE YOU'RE TOO LATE – ONE NOT TO BE MISSED!

Accessed via deep fore driveway allowing off road parking for multiple cars along with door into;

PORCH: 10'6 x 3'4: Double glazed windows and door with door into;

HALLWAY: 9'4 max, 4'6 min x 16'6: A spacious entrance hallway with stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 12'4 max, 11'2 min x 17'2 (bay) 12'9 min: A great size living area with fire surround and fire, radiator, double glazed bay window to front and double doors into;

EXTENDED REAR RECEPTION ROOM: 12'4 max, 11'2 min x 20'8: A extended rear reception room having fire surround and fire, radiator and double doors into conservatory.

EXTENDED FITTED KITCHEN: 14'4 max, 8'1 min x 28'0 max, 17'7 min: A extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob with extractor hood over, tiling to splashback, space for fridge freezer, tumble dryer, space and plumbing for washing machine, dishwasher, stunning centre island and radiator.

EXTENDED SITTING ROOM/DINING ROOM: 19'5max, 8'4 min x 35'1 max, 27'3 min: A tremendous sized reception room with double glazed window to front, radiator, fire surround and fire and double doors into;

OFFICE/GYM: 14'5 max, 6'5 min x 26'2 max, 9'6 min: A fourth and final reception room with double glazed window to side and rear and double glazed door to rear.

DOWNSTAIRS SHOWER ROOM: 6'4 x 9'2: A modern suite to include walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls and chrome ladder style radiator.

CONSERVATORY: 13'5 x 10'2: Double glazed windows and doors to rear.

FIRST FLOOR LANDING: 14'7 max, 9'4 min x 19'7: A spacious light and airy hallway with double glazed window to front and doors into;

BEDROOM TWO: 19'1 max, 6'6 min x 26'9 max, 17'6 min: A further good size double bedroom with double glazed window to front and rear allowing plenty of sunlight through, built in wardrobes and radiator.

ENSUITE: 7'9 x 8'2: Walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to floor and walls and radiator.

BEDROOM THREE: 12'4 max, 11'2 min x 17'1 (bay) 12'9 min: A further double bedroom, double glazed bay window to rear and radiator.

BEDROOM FOUR: 12'3 x 11'2 min x 15'5 (bay): A further double bedroom, double glazed bay window to front and radiator.

BATHROOM: 9'2 x 5'9: A modern fitted suite with panelled bath, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: 3'3 x 3'8: Door into:

BEDROOM ONE: 36'5 x 15'7 min x 14'2 max, 7'1 min: A great size double bedroom with double glazed bay window to rear and Velux windows to front along with modern built in wardrobes and radiator.

ENSUITE: 7'0 x 6'5: Walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, radiator and tiling to walls.

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

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: E.

VIEWING: Recommended via Acres on 0121 358 6222.



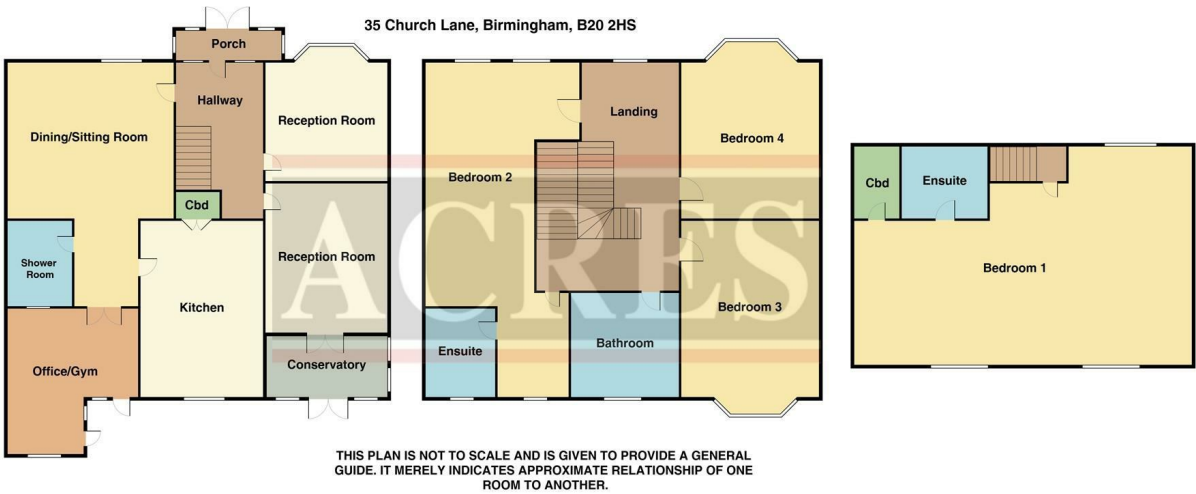
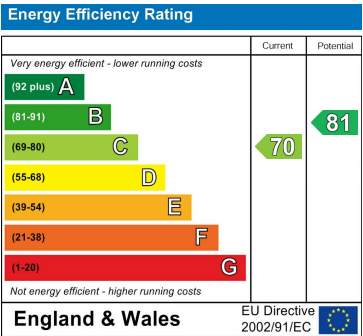




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.