

ACRES

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- EXTENDED MID TERRACED FAMILY HOME
- THREE BEDROOMS
- EXTENDED LIVING ROOM
- SEPARATE SPACIOUS DINING ROOM
- EXTENDED MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- INTERNAL SINGLE GARAGE
- LARGE DRIVEWAY TO FRONT
- PRIME LOCATION
- HIGH SPEC THROUGHOUT



**HANDSWORTH WOOD ROAD, BIRMINGHAM, B20 2DH - OFFERS AROUND
£300,000**

It is a pleasure to offer for sale this modern, well presented extended family home. Benefiting from double glazing and gas central heating (both where specified). The spacious interiors offer; enclosed porch leading into welcoming hallway, extended modern fitted kitchen to front leading into generous lounge / diner with double doors leading into a extended living room. To the first floor are three excellent bedrooms and a modern re-fitted family bathroom. Outside is a large fore garden offering parking space for multiple cars and access to garage front 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! HURRY BEFORE YOU'RE TOO LATE!

Accessed via large driveway allowing off road parking for multiple cars along with access to garage front and door into;

PORCH: 2'9 x 4'9: Double glazed door, double glazed Velux window and door into;

HALLWAY: 2'9 x 8'6: A light and airy hallway with doors into;

LIVING ROOM: 6'1 max, 15'3 min x 12'3: A great size extended living area with fire surround and fire, radiator, double glazed double doors to rear garden.

DINING/SITTING ROOM: 17'7 max, 15'2 min x 13'4: Another great living/dining space with radiator, stairs to first floor and open plan with;

EXTENDED FITTED KITCHEN: 6'2 x 13'5: A extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer and radiator.

LANDING: 6'5 max, 3'4 min x 9'9: Access into loft and doors into;

BEDROOM ONE: 11'8 max, 9'3 min x 12'1: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 11'4 x 9'6: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 6'5 x 6'6: A final spacious single bedroom with double glazed window to rear and radiator.

BATHROOM: 6'3 x 5'5: A modern fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

GARAGE: 7'8 x 15'9: Up and over garage door to front, ceiling light and power points along with door to rear leading into hallway.

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: C

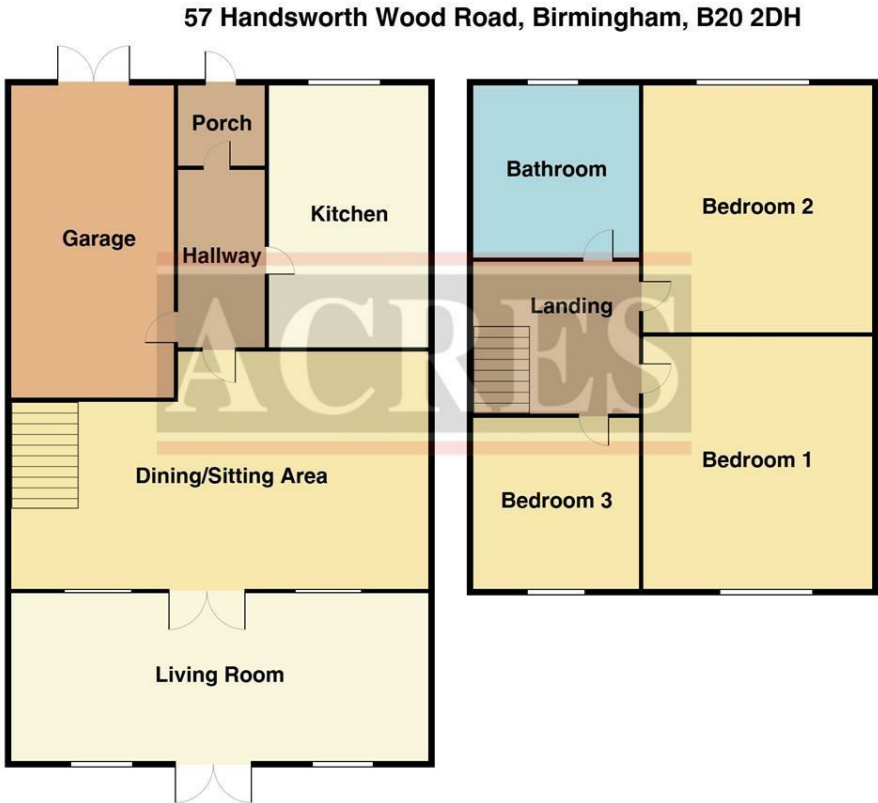
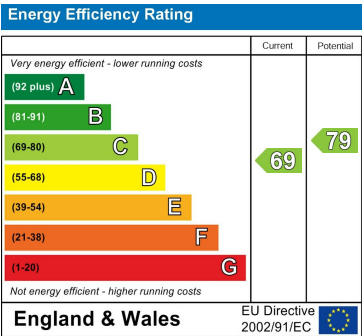
VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX : C

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.