



20 West Drive, Handsworth, Birmingham, West Midlands, B20 3SU

**PAUL  
CARR**  
*Estate Agents*

EXCLUSIVE AND RURAL HOMES



### About this property

A superb 6-bedroom period family house renovated and maintained to an impeccable standard. The house offers plentiful storage, high ceilings and two lounges, ideal for a growing family or multi-generational household boasting more than 3000 sq feet of space. The house has an excellent specification throughout including a comprehensive fitted kitchen, bathrooms and ensuites, as well as several beautiful character features to include exposed brickwork, beams, oak staircase and galleried landing with stained glass windows, and the wow factor open plan family room that everyone desires, great for entertaining with a fantastic indoor-outdoor flow. The 6 bedrooms provide space for all the family, and there are beautiful quiet spaces to escape to on the covered balcony or in the bright sunroom. In all a lovely home fully completed and ready for immediate occupation with potential for a loft conversion if desired.

### Outside

The house oozes curb appeal with stunning brick work, stone masonry, and unintrusive wisteria and Virginia creepers which covers part of the frontage and creates stunning aesthetics. This family home is set behind cast iron gates and the in-out driveway which sweeps from left to right. Its mature gardens are mainly laid to lawn, there is potential to the rear of the garden for a plot providing the option for a separate annexe, with its own entrance from Gibson Road. The large patio enjoys a wealth of sunlight and stairs lead down to the basement area great as a games room or home office.

### Situation

Situated on one of the most desirable roads in Handsworth, and close to local schools to include King Edwards VI Handsworth School, located to what was originally the Heathfield Estate (home to James Watt), shops, and transport links, providing easy access to the Birmingham city centre, the QE Hospital, Botanical gardens.







**Porch** 3.01m (9'11") x 1.19m (3'11")

**Entrance Hall** 6.00m (19'8") max x 5.20m (17'1") max

**Lounge** 4.77m (15'8") x 4.73m (15'6") max

**Family Room** 7.26m (23'10") x 7.25m (23'9")

**Kitchen/Breakfast Room** 8.69m (28'6") max x 3.97m (13')

**Utility** 1.84m (6') x 1.60m (5'3")

**Shower Room** 2.79m (9'2") x 2.72m (8'11") max

**Garden Room** 7.37m (24'2") max x 3.64m (11'11") max

**WC** 2.13m (7') x 0.94m (3'1")

**Cloakroom** 1.56m (5'1") x 1.19m (3'11")

**Bedroom 1** 4.78m (15'8") x 3.94m (12'11")

**En-suite** 3.27m (10'9") x 1.11m (3'8")

**Bedroom 2** 4.28m (14'1") x 3.95m (13')

**En-suite** 2.95m (9'8") x 0.65m (2'2")

**Bedroom 3** 4.45m (14'7") x 3.40m (11'2")

**Bedroom 4** 2.90m (9'6") x 2.44m (8')

**En-suite** 2.87m (9'5") x 0.98m (3'3")

**Bedroom 5** 3.42m (11'3") x 2.65m (8'8")

**Bedroom 6** 5.40m (17'9") max x 3.42m (11'3") max

**Bathroom** 4.12m (13'6") x 2.94m (9'8")

**WC** 1.91m (6'3") x 0.69m (2'3")

**Garage** 3.17m (10'5") x 2.19m (7'2")



FLOORPLAN

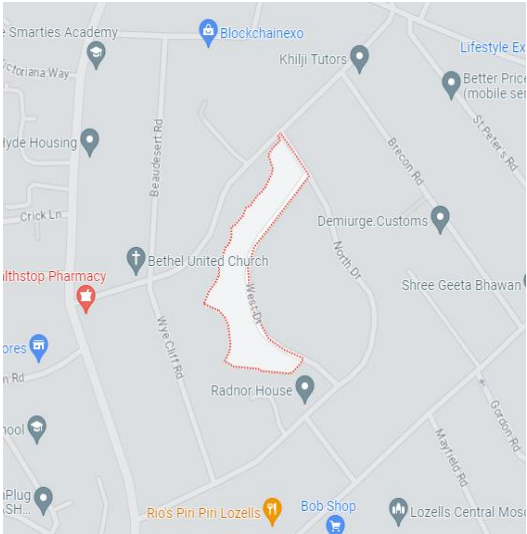
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.









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EXCLUSIVE AND RURAL HOMES

15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA

Email: [sales@exclusiveandruralhomes.co.uk](mailto:sales@exclusiveandruralhomes.co.uk)

Tel: 0121 308 5511

