PAUL CARR Estate Agents
Sales & Lettings

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Leopold Avenue, Handsworth Wood
Birmingham, B20 1ES

£460,000

Handsworth Wood

£460,000

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A beautifully presented and heavily extended five-bedroom semi-detached family home, ideally positioned within a popular location offering excellent transport links and convenient access to a range of local amenities.

Providing spacious and versatile accommodation throughout, this impressive property is perfectly suited to modern family life. Set behind a spacious front driveway, the home opens into a welcoming reception hall leading to a generous front lounge, which flows through into the dining room to create a fantastic space for both everyday living and entertaining. At the rear is the large extended breakfast kitchen, beautifully presented with ample storage and preparation space along with a breakfast bar, creating a superb social hub for the whole family.

The ground floor also benefits from a useful guest WC, an integral garage offering excellent storage and potential for conversion subject to the necessary checks and permissions, as well as a large conservatory overlooking the rear garden.

Upstairs, the property continues to impress with five well-proportioned bedrooms, including four excellent double bedrooms and a good-sized single room, providing plenty of space for a growing family, home office or guest accommodation.
There are also two separate bathrooms, including a well-appointed shower room, adding further practicality for busy family life.

Outside, the rear garden is extremely well presented, featuring a generous lawn leading to a patio area positioned at the end of the garden, creating a fabulous space for outdoor dining, entertaining and enjoying the summer months.

With its substantial extensions, beautifully presented accommodation and fantastic family-friendly layout, this superb home really must be viewed to be fully appreciated. Contact us today to arrange your viewing and avoid missing out on this exceptional family home.

Property Specification

EXTENDED SEMI DETACHED HOME
FIVE BEDROOMS
FABULOUS FAMILY HOME
WELL PRESENTED THROUGHOUT
POPULAR LOCATION

Reception Hall

Lounge 3.77m (12'4") x 3.46m (11'4")

Dining Room 4.05m (13'3") x 3.33m (10'11")

Breakfast Kitchen 4.66m (15'3") x 3.67m (12')

Conservatory 7.75m (25'5") x 3.08m (10'1")

Landing 3.30m (10'10") x 2.20m (7'3") max

Bedroom 1 3.96m (13') x 3.40m (11'2")

Bedroom 2 3.77m (12'4") x 3.43m (11'3")

Bedroom 3 3.24m (10'8") x 2.27m (7'5")

Bedroom 4 2.73m (8'11") x 2.13m (7')

Bedroom 5 2.62m (8'7") x 2.15m (7'1"0

Bathroom

Shower Room

Agent's Note:

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. Came on the market: 17th August 2026

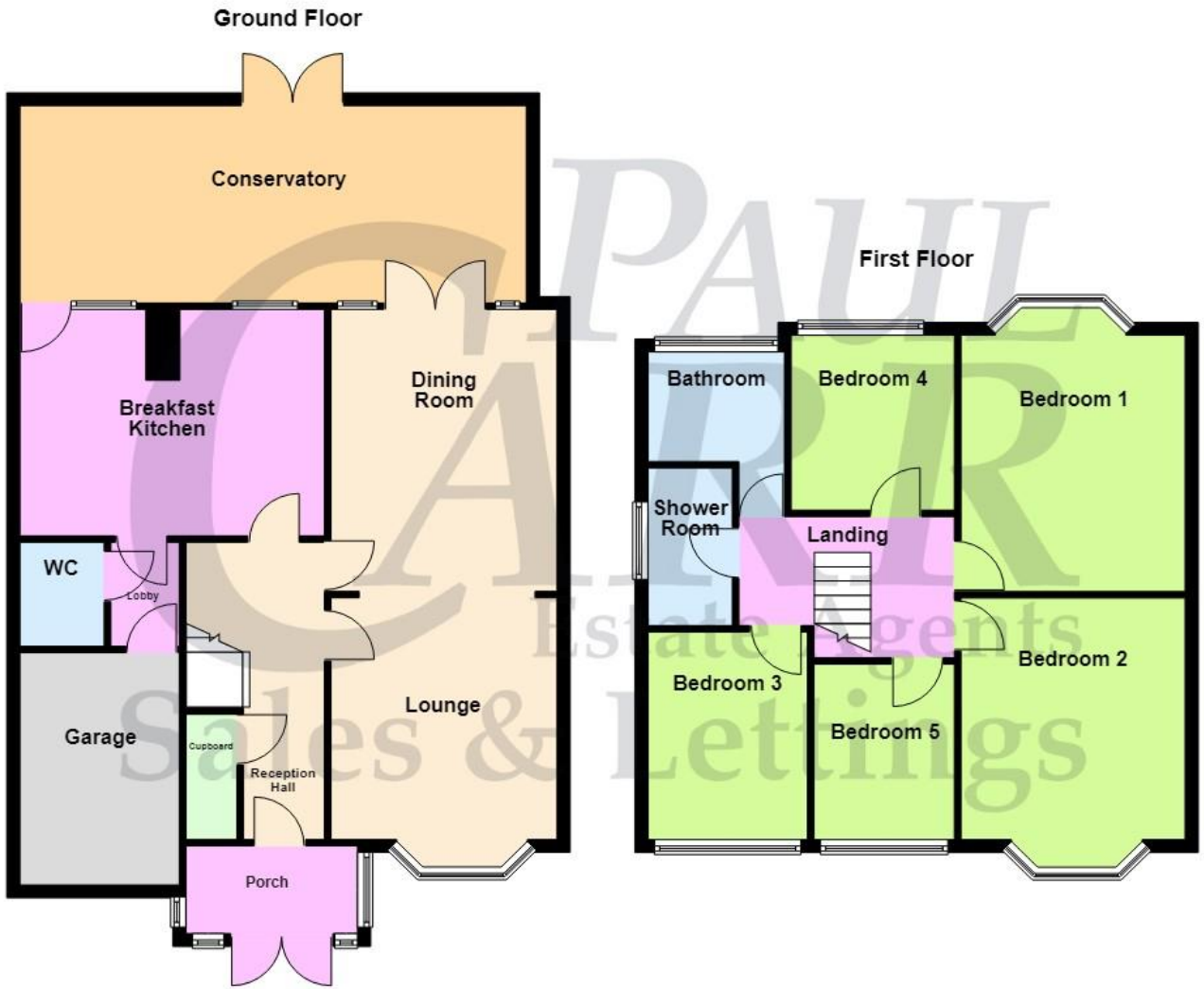
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT) applies which covers the cost of **obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.**

Viewer's Note:

Services connected: Electric, gas, water and drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location

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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman