PAUL CARR Estate Agents Sales & Lettings

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Craythorne Avenue, Handworth Wood
Birmingham, B20 1LL

£350,000

Handworth Wood

£350,000

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This impressive three bedroom detached home offers an excellent opportunity for modern family living, having been extended to the rear and offering further potential to extend, subject to the necessary planning permissions.

Ideally situated in a popular location close to a range of well-regarded local primary and secondary schools, the property also benefits from a front driveway providing ample off-road parking and an EV charger.

internally, the property briefly comprises a welcoming entrance, spacious through lounge providing an excellent family and entertaining space, separate dining room and an extended kitchen fitted with ample units. A useful downstairs shower room adds further practicality for busy family life, while to the rear is a fantastic conservatory overlooking the garden.

To the first floor are three good-sized double bedrooms, with the two main bedrooms offering particularly generous proportions, alongside a further double bedroom and a family bathroom.

Externally, the property boasts a fabulous-sized, private rear garden which is not overlooked, featuring a patio area ideal for outdoor dining and entertaining before leading onto a large lawn, creating an excellent space for families to enjoy.

With its generous accommodation, rear extension, excellent garden and scope for further development over the garage, this is a home that offers both immediate appeal and exciting future potential. Early viewing is highly recommended to fully appreciate the size, position and potential this fantastic family home has to offer — contact us today to arrange your viewing.



















Property Specification

THREE BEDROOM DETACHED FAMILY HOME
EXTENDED TO THE REAR
POTENTIAL TO EXTEND FURTHER & OVER GARAGE (STPP)
POPULAR & SOUGHT-AFTER LOCATION
CLOSE TO GOOD PRIMARY & SECONDARY SCHOOLS

Reception Hall

Lounge 8.20m (26'11") x 3.13m (10'3")

Dining Room 3.64m (11'11") x 2.43m (8')

Extended Kitchen 4.31m (14'2") x 2.29m (7'6")

Conservatory 5.68m (18'8") x 2.82m (9'3")

Lobby 2.17m (7'1") x 1.17m (3'10")

Shower Room 2.17m (7'1") x 1.02m (3'4")

Landing 2.31m (7'7") x 1.93m (6'4")

Bedroom 1 3.79m (12'5") x 3.12m (10'3")

Bedroom 2 3.87m (12'8") x 3.14m (10'4")

Bedroom 3 2.86m (9'5") x 2.45m (8')

Bathroom

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: 27th August 2026

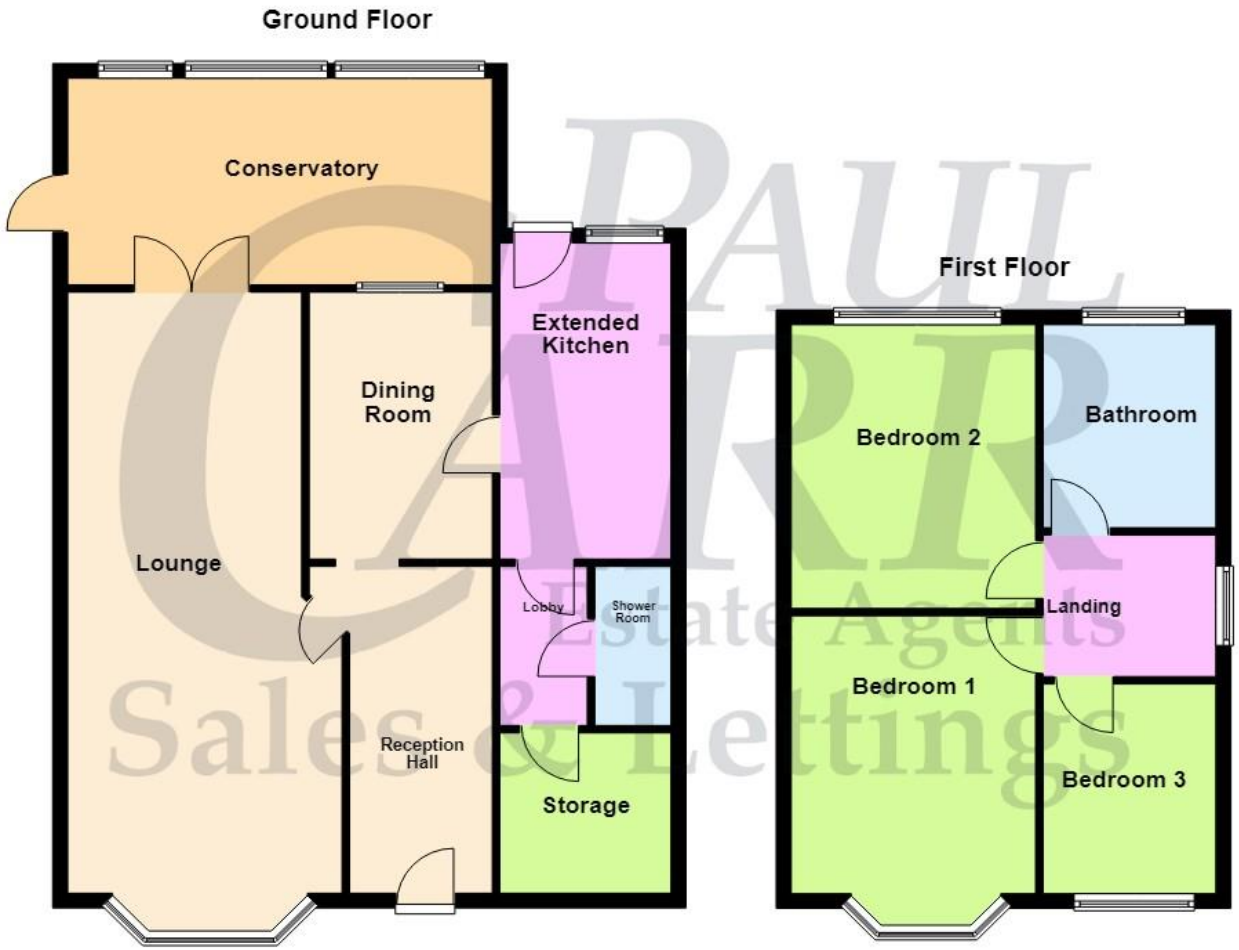
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

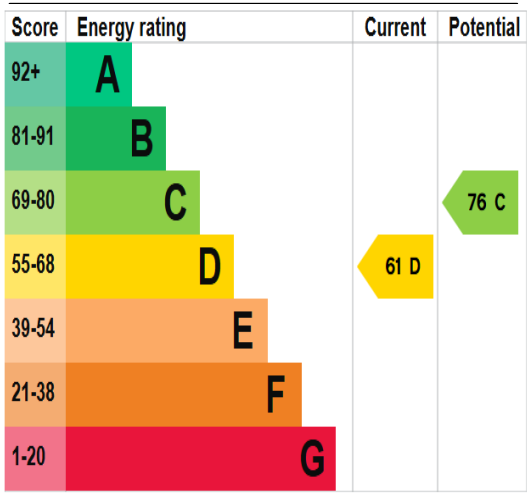
Services connected: Electric, gas, water,& drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



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