ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk @ www.acres.co.uk

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- ADDITIONAL DINING ROOM
- MODERN FITTED KITCHEN & SEPARATE UTILITY
- DOWNSTAIRS GUEST W.C. / SHOWER ROOM
- SPACIOUS FIRST FLOOR FAMILY BATHROOM
- OFF ROAD PARKING & INTERNAL GARAGE
- HUGE POTENTIAL THROUGHOUT
- SOUGHT AFTER LOCATION

WORLDS END ROAD, BIRMINGHAM, B20 2NS - OFFERS OVER £475,000

A spacious and extremely sought-after detached family home, ideally situated in the heart of Handsworth Wood, with excellent access to local shops, public transport links and fantastic schooling nearby. Offering generous accommodation throughout, along with excellent potential for further improvement and extension, this property is perfectly suited to growing families. The property benefits from a large driveway providing ample off-road parking for multiple vehicles, together with access to the integral garage. Internally, a spacious porch leads into a bright and welcoming hallway, providing access to the front reception room, with double doors opening through to a further rear reception room, currently utilised as a comfortable lounge and dining area. To the rear is a modern extended fitted kitchen, complemented by a separate utility room and a useful downstairs guest W.C. / shower room. To the first floor is a spacious landing leading to four generous double bedrooms and a spacious family bathroom, providing excellent accommodation for a growing family. Externally, the property boasts a private, low-maintenance rear garden with a patio area leading onto a lawn, offering an ideal space for outdoor entertaining and family enjoyment. Overall, this impressive detached home offers fantastic scope both internally and for potential future extension, making it an excellent opportunity for growing families seeking a spacious and highly desirable Handsworth Wood residence. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering ample off road parking leading to internal garage front and double glazed entrance door, into;

PORCH: 6’8 x 3’2: Having double glazed windows and internal door into;

HALLWAY:7’2 max, 4’4 min x 13’5: A light and airy, spacious entrance with stairs to first floor, radiator and doors into;

LIVING ROOM: 12’7 max, 10’8 min x 15’9 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to front and double doors into;

DINING ROOM: 12’0 x 11’4: A further good size living / dining space with radiator and double glazed double sliding doors to rear.

EXTENDED FITTED KITCHEN: 10’1 x 12’1: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with gas hob and extractor hood over, tiling to splashback, tiling to floor, radiator and door into;

UTILITY ROOM: 5’4 x 7’4: Fitted with base units, sink and drainer, space for washing machine and tumble dryer, double glazed window to rear and door into;

GUEST W.C / SHOWER ROOM: 2’3 x 7’1: A modern fitted suite with walk in shower cubicle, close couple W.C, wash hand basin, chrome ladder style radiator, tiling to floor and walls and double glazed opaque window to side.

LANDING: 7’6 x 14’3: A spacious landing with double glazed window to front and doors into;

BEDROOM ONE: 12’5 x 14’8: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 12’5 x 10’9: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7’9 x 11’4: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 7’4 x 7’3: A final double bedroom with double glazed window to rear and radiator.

BATHROOM: 8’2 x 10’6: A spacious fitted suite with sunken bath, shower over, wash hand basin set into vanity unit, close couple W.C., bidet, tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: Fitted with up and over door, light and power. (Please check the suitability of this garage for your own vehicle)

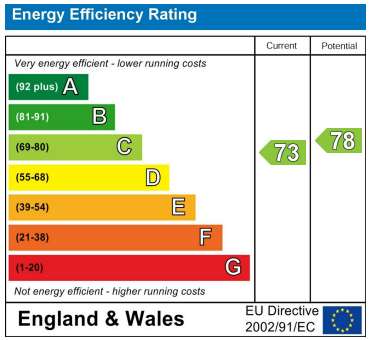
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

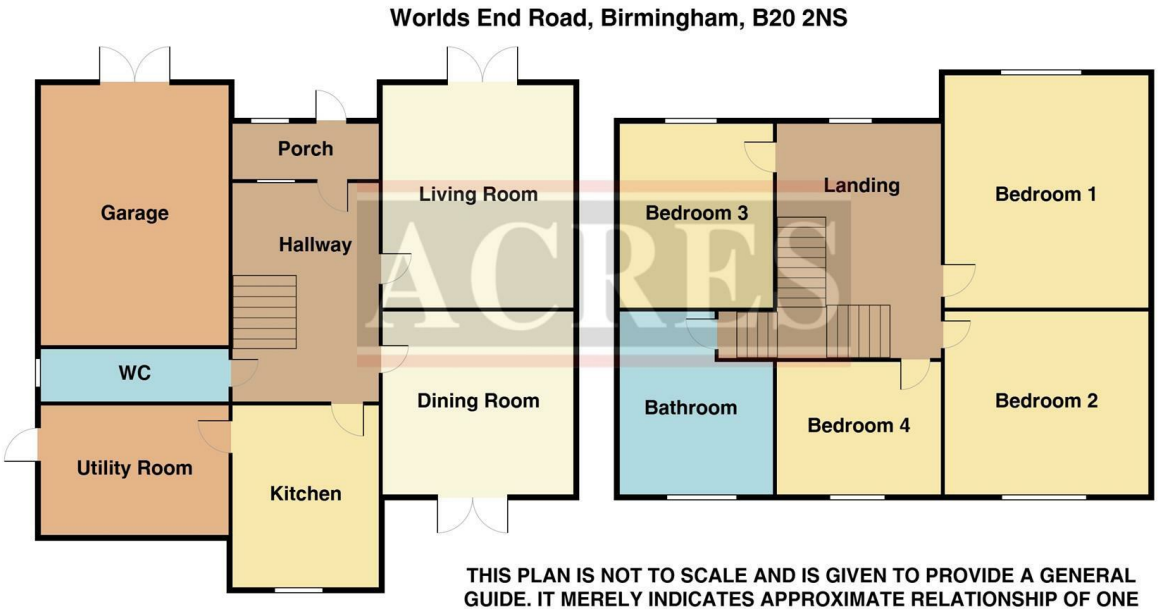
The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





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.