



Hamstead Hall Avenue, Handsworth Wood
Birmingham, B20 1JU

£550,000

Offered with no upward chain, this impressive extended detached home provides generous accommodation, perfect for a large family and modern family life.

Situated in a popular location close to local amenities, the property is set behind a front driveway and opens into a welcoming reception hall. A spacious front lounge provides a comfortable setting to relax, complemented by a convenient guest WC. The large rear dining/reception room is a fabulous space for hosting family dinners and entertaining, enjoying wonderful views over the rear garden and the skyline beyond. The sleek, modern dining kitchen features a thoughtfully designed layout, with access to an enclosed side passage cleverly utilised to provide a second kitchen, ideal as a spice kitchen, alongside a useful utility space.

On the first floor are three double bedrooms, including a particularly generous principal bedroom, together with a modern family bathroom featuring his-and-hers sinks. At the top of the home, a spacious double-sized loft room enjoys fabulous, elevated views across the surrounding area.

Outside, the substantial rear garden offers a patio leading down to an extensive lawn, with the grounds thoughtfully divided into distinct areas for relaxing, entertaining and family enjoyment. With impressive proportions and versatile living spaces throughout, this grand family home must be viewed to appreciate everything it has to offer—book your viewing today!



Porch

Reception Hall 3.74m (12'3") x 1.27m (4'2")

Sitting Room 3.67m (12') max x 3.64m (11'11")

Lounge/Dining Room 5.53m (18'2") x 4.21m (13'10") max

Dining Kitchen 5.53m (18'2") x 3.32m (10'11")

2nd Kitchen / Utility 14.17m (46'6") x 2.00m (6'7")

WC

Landing 3.72m (12'3") x 1.72m (5'8")

Bedroom 1 5.00m (16'5") x 3.62m (11'11")

Bedroom 2 3.66m (12') max x 3.65m (12')

Bedroom 3 4.00m (13'1") x 3.70m (12'2")

Bathroom 2.60m (8'6") max x 2.55m (8'4")

Landing

Bedroom 4 3.81m (12'6") x 3.60m (11'10")

Garage 5.18m (17') x 2.52m (8'3")

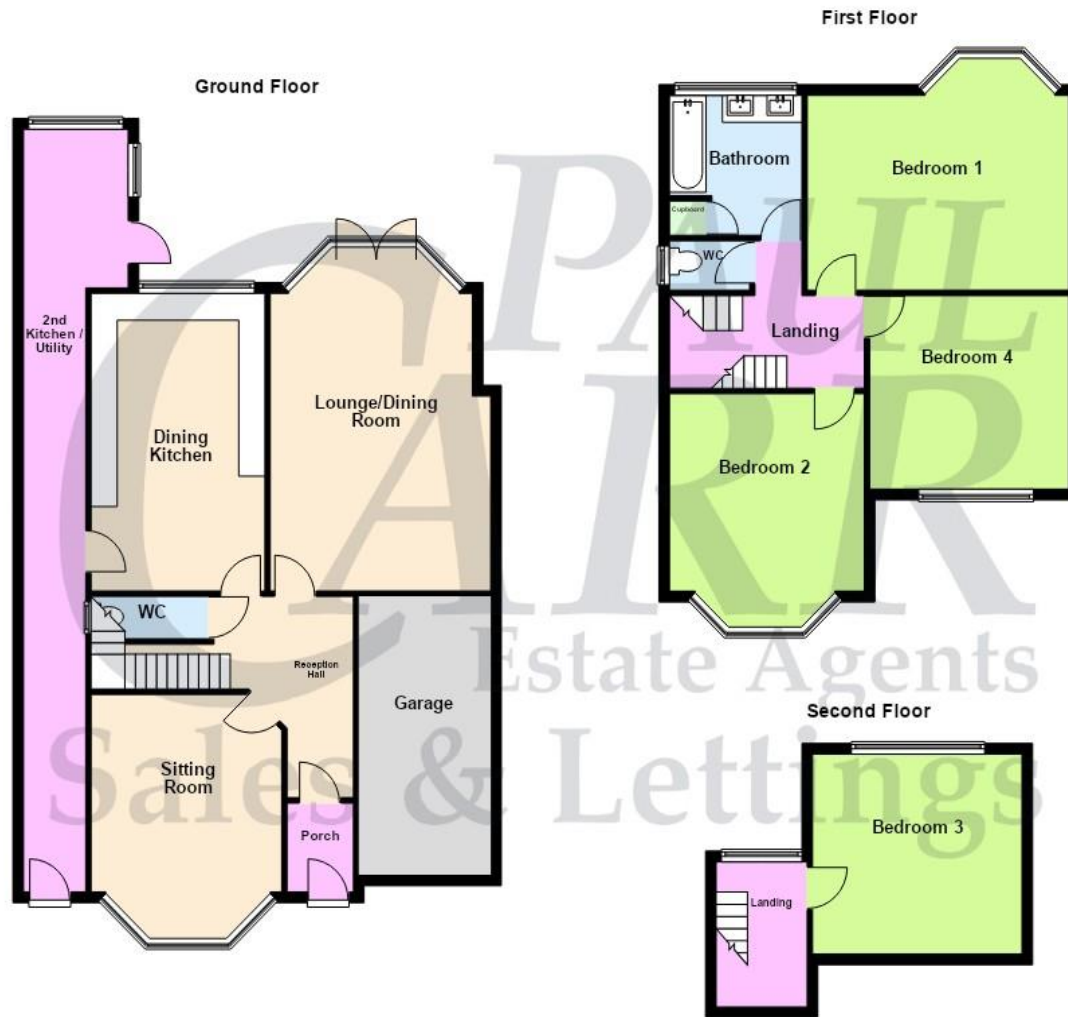
WC 1.53m (5') x 0.92m (3')





Floor Plan

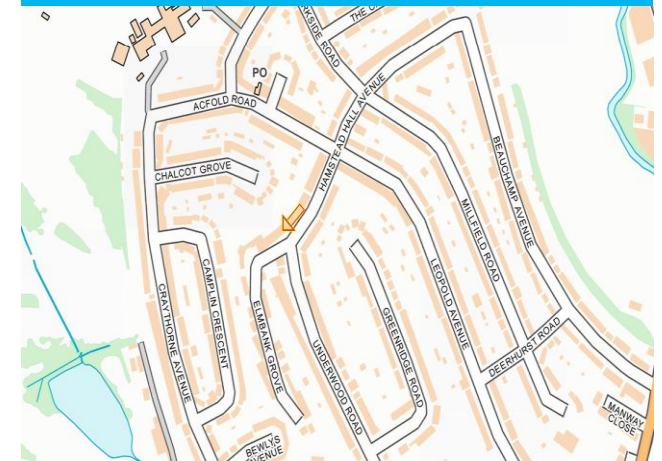
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**NEW
INSTRUCTION
AWAITING
EPC**

Map Location







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: 5th October 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 £40 + VAT (£48 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.