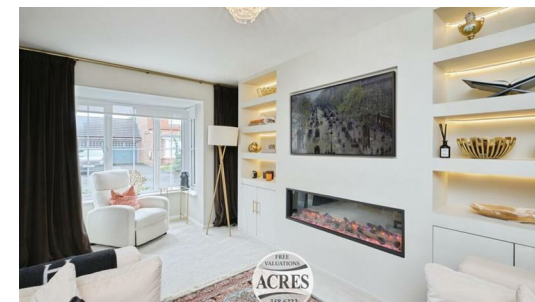


ACRES

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



- STUNNING DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- EXTREMELY WELL PRESENTED LIVING ROOM
- MODERN OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LOW MAINTINANCE REAR GARDEN
- REAR OUTHOUSE / STORE ROOM
- NO UPWARD CHAIN



**LEA HALL GREEN, HANDSWORTH WOOD, B20 2AW - OFFERS IN EXCESS OF
£415 000**

This stunning four-bedroom detached property is set on a desirable new build development in the heart of Handsworth Wood, offering modern living in a prime residential location. The home benefits from a large driveway to the front and a welcoming entrance hallway leading into a front reception room, currently used as a comfortable living space. To the rear, the property features a beautiful open-plan modern kitchen diner, perfect for entertaining and family gatherings, complemented by a convenient downstairs guest WC. The first floor comprises three well-proportioned bedrooms and a modern family bathroom, while the second floor boasts a spacious fourth master bedroom with a modern en suite, providing a private and relaxing retreat. To the rear is a low-maintenance garden, ideal for outdoor dining and relaxation, with access to a converted garage, currently used as a study or home office with a further store room to front. A superb opportunity to acquire a contemporary family home in one of Handsworth Wood's most sought-after new developments. NO UPWARD CHAIN - HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via driveway offering off road parking leading to garage / store room front and pathway leading to double glazed entrance door, into;

HALLWAY: A light and airy hallway with stairs to first floor, radiator and doors into;

GUEST W.C: Fitted with close couple W.C, wash hand basin, radiator and double glazed window to front.

LOUNGE: 18'1 x 10'1: A great size living area with radiator and double glazed bay window to front along with feature wall and inset fireplace.

OPEN PLAN KITCHEN/DINER: A stunning modern open plan fitted kitchen / diner with a range of modern drawer base and eye level units, quartz work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer, double glazed window and double glazed door to rear.

LANDING: Further staircase leading to first floor and doors into;

BEDROOM ONE: 17'1 x 13'3: A great size double bedroom with double glazed Velux windows to front, built in wardrobes, radiator and door leading into;

ENSUITE: A modern fitted suite with a walk in shower cubicle, wash hand basin, close couple W.C and double glazed window to rear.

BEDROOM TWO: 10'8 x 8'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 10'3 x 8'9: A third double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 8'4 x 6'4: A final bedroom with double glazed window to rear and radiator.

BATHROOM: 8'3 x 6'3: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden low maintenance garden with paved patio area and artificial lawn with fencing to borders and door leading into;

OUTHOUSE: A fantastic additional space for ones own use with double glazed door to front, ceiling light and power points along with door into W.C..

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: E.

VIEWING: Recommended via Acres on 0121 358 6222.

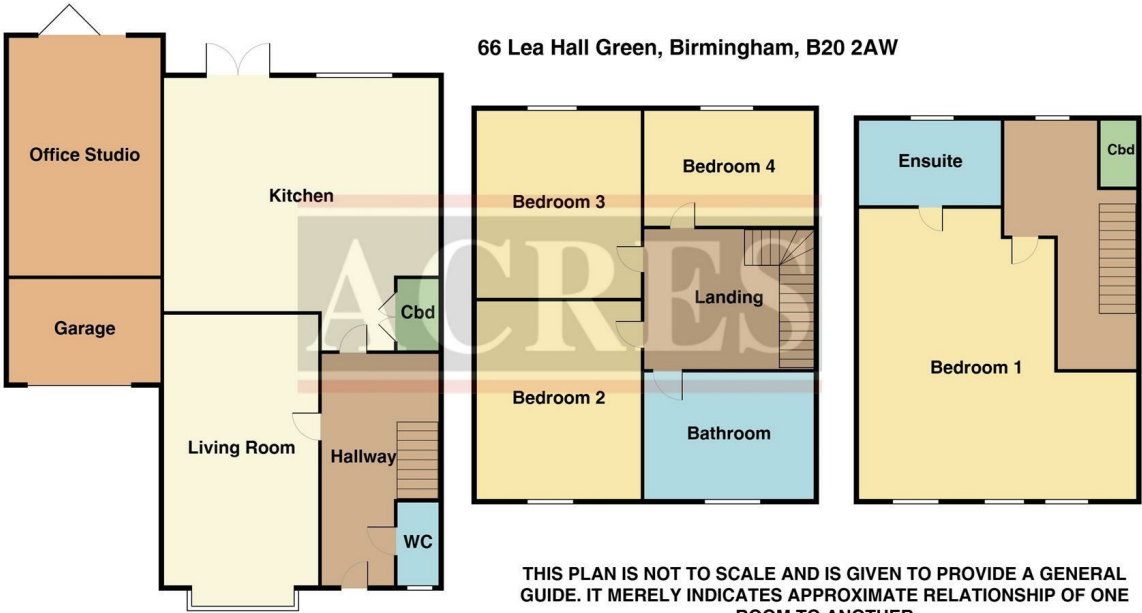


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COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.