



Grestone Avenue, Handsworth Wood  
Birmingham, B20 1LD

£310,000

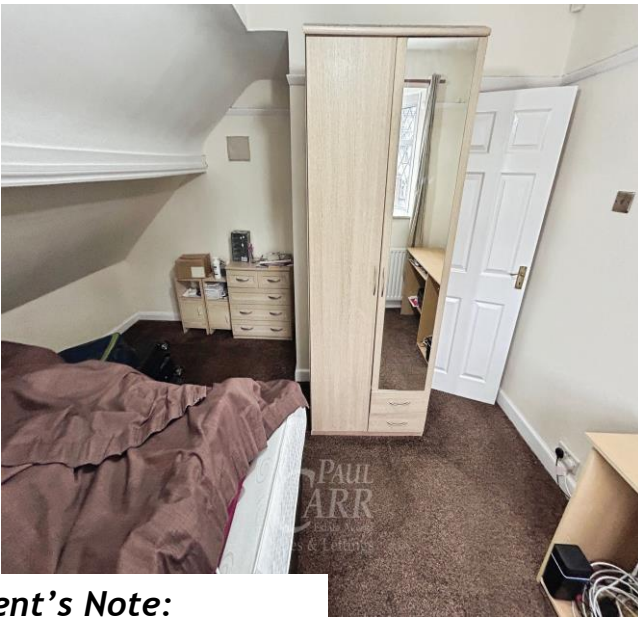
# Handsworth Wood

£310,000



Situated in a sought-after residential area, this well-presented three-bedroom semi-detached property offers an ideal opportunity for families looking to settle close to local amenities, excellent schools, and transport links. The property benefits from a front driveway providing off-road parking and a welcoming reception hall leading into the main living areas. To the front is a spacious dining room, perfect for family meals or entertaining guests, while to the rear is a bright and comfortable lounge featuring patio doors opening out onto the garden. The modern kitchen is well-presented and offers potential to be opened up into the lounge with some simple alterations, creating a fantastic open-plan living space. Upstairs, there are three generously sized double bedrooms, a separate WC, and a modern family shower room. Externally, the home boasts a good-sized and well-maintained rear garden, ideal for families and outdoor entertaining. There is also a side garage, presenting further opportunity to extend or develop (subject to planning). This property combines space, practicality, and potential - making it a great family home in a highly desirable location with no upward chain. Early viewing is highly recommended. 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.





## Property Specification

NO UPWARD CHAIN  
THREE BEDROOMS  
SEMI DETACHED  
POPULAR LOCATION  
IDEAL FIRST TIME PURCHASE

Dining Room 4.32m (14'2") into bay x 3.43m (11'3")

Lounge 4.63m (15'2") max x 3.43m (11'3")

Reception Hall

Kitchen 3.61m (11'10") x 2.18m (7'2")

Pantry 2.14m (7') x 1.17m (3'10") max

Porch

Garage

Bedroom 2 3.79m (12'5") x 3.43m (11'3")

Bedroom 3 4.32m (14'2") x 2.00m (6'7")

Bedroom 1 4.02m (13'2") max x 3.43m (11'3")

Bathroom 2.18m (7'2") x 1.99m (6'6")

WC

Landing

### 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 October 2025

**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.

### Viewer's Note:

Services connected:  
Council tax band: D  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:

