ACRES

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- HEAVILY EXTENDED DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY SPACE
- FITTED FAMILY BATHROOM
- SEPARATE W.C.
- EN SUITE SHOWER ROOM
- OFF ROAD PARKING & DOUBLE GARAGE
- PRIME CORNER PLOT POSITION

WORLDS END ROAD, BIRMINGHAM, B20 2NS - OFFERS AROUND £450,000

This is a heavily extended and spacious four-bedroom detached family home occupying a prime corner plot within the highly sought-after area of Handsworth Wood, with excellent access to local shops, fantastic schooling and public transport links nearby. The property benefits from a double driveway providing ample off-road parking, with access to a double garage. Internally, the property offers an enclosed porch leading into a light and airy hallway, providing access to two spacious reception rooms, currently used as a comfortable living room and separate dining room. The ground floor also benefits from a fitted kitchen and a guest cloakroom along with utility space and side passageway. To the first floor is a spacious landing leading into three well-proportioned double bedrooms and one single room, with the master bedroom benefiting from a modern en-suite shower room, along with an additional fitted family bathroom with separate W.C.. To the rear is a low-maintenance private garden featuring a paved patio area and artificial lawn, providing an ideal space for outdoor entertaining and family use. Having been heavily extended and offering a fantastic standard of living throughout, this impressive home would make an ideal purchase for growing or larger families looking to remain within the local area. HURRY BEFORE YOU'RE TOO LATE!

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

PORCH: 6’9 x 2’9: Having double glazed windows and internal door into;

HALLWAY: 9’8 x 8’8: A light and airy entrance with stairs to first floor, radiator and doors into;

FRONT RECEPTION ROOM: 10’5 x 14’3 (bay): A great size living space with fire surround and fire, radiator and double glazed bay window to side.

REAR RECEPTION ROOM: 15’9 (bay) x 11’3: A further good size living / dining space having radiator, double glazed window to side and double glazed bay window to front.

FITTED KITCHEN: 11’4 x 10’3: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, freestanding cooker with gas hob, tiling to splashback, tiling to floor, spotlight to ceiling, radiator and door into;

UTILITY ROOM: Having space and plumbing for washing machine and other white goods:

SIDE ACCESS: 2’7 x 31’1: With door access to front and rear.

LANDING: 9’7 x 6’6: Double glazed opaque window to side and doors into;

BEDROOM ONE: 14’4 max, 7’9 min x 11’6 max, 7’9 min: A great size double bedroom with double glazed window to side, radiator and door into;

ENSUITE: 7’9 max, 6’10 min x 4’5 max, 3’6 min: Fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, radiator and double glazed opaque window.

BEDROOM TWO: 13’1 max, 11’2 (wardrobe) x 14’5 (bay): A further good size double bedroom with built in wardrobe system, double glazed bay window and radiator.

BEDROOM THREE: 10’8 max, 8’9 (wardrobe) x 14’9 max, 13’1 (wardrobe): A third bedroom with built in wardrobe system, double glazed window and radiator.

BEDROOM FOUR: 11’3 x 7’1: A final bedroom with double glazed window and radiator.

BATHROOM: 7’3 x 8’3: A modern fitted suite with panelled bath, walk in shower cubicle, wash hand basin set into vanity unit, tiling to walls, tiling to floor, radiator and double glazed opaque window.

SEPARATE W.C: Fitted with close couple W.C, wall mounted wash hand basin and double glazed opaque window.

REAR GARDEN: A good size garden with paved patio area and artificial lawn with fencing to borders.

DOUBLE GARAGE: 17’9 x 16’5: Having roller shutter door, light and power. (Please check the suitability of this garage for your own vehicle)

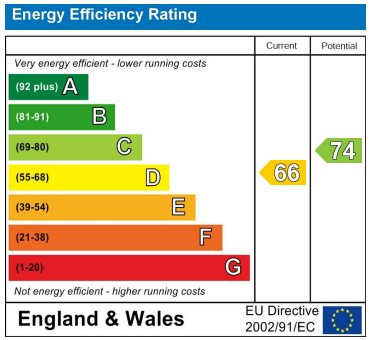
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

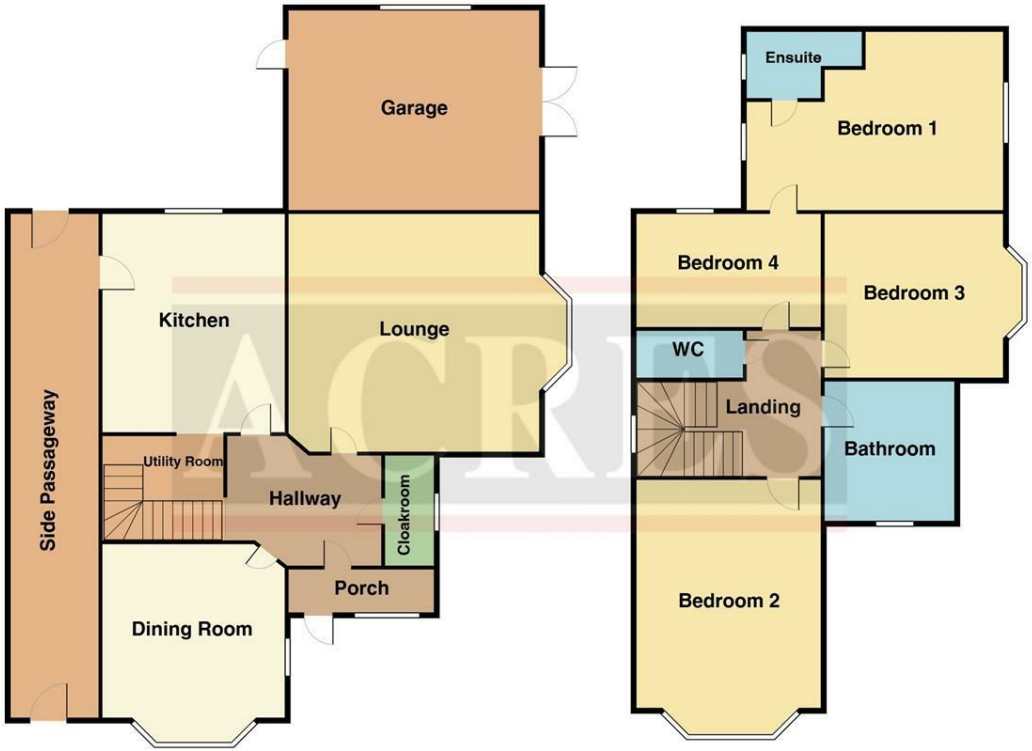
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Worlds End Road, Birmingham, B20 2NS



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.