

ACRES

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- EXTENDED DETACHED FAMILY HOME
- THREE BEDROOMS
- FRONT RECEPTION ROOM
- EXTENDED REAR RECEPTION ROOM
- EXTENDED MODERN FITTED KITCHEN
- SEPARATE UTILITY & DOWNSTAIRS GUEST W.C.
- STUDY / SITTING ROOM
- STUNNING LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- QUITE / SOUGHT AFTER PRIVATE ROAD



HAMSTEAD HILL, BIRMINGHAM, B20 1DA - OFFERS OVER £450,000

Acres are extremely honoured to offer for sale this detached family home beaming with potential for extension and set within the most popular roads in Handsworth Wood. This is a beautifully presented detached property located within a private cul-de-sac location with potential for extension to both side and rear (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors include; large enclosed porch, spacious lovely entrance hall, front reception room currently used as diner with double doors leading into extended rear reception room, modern extended fitted kitchen with door into further sitting room / study, downstairs guest W.C. and large utility room with door to rear. To the first floor are three bedrooms and a modern family bathroom with separate W.C.. Outside is a brick blocked fore garden offering multiple parking space and further driveway space opposite. To the rear is stunning, well manicured large garden with patio and long lawn surrounded by an abundance of plants, trees and shrubs with sweeping views over Sandwell Valley. This is a lovely family home that needs to be viewed internally to appreciate both size and potential! Hurry before you're too late!

Accessed via large brick blocked fore garden allowing off road parking for multiple cars along with door leading into;

PORCH: 8'2 x 2'9: Double glazed windows and double glazed doors with further front door leading into;

HALLWAY: 8'4 max, 5'3 min x 13'3: A spacious light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

FRONT RECEPTION ROOM: 12'4 x 14'3 (bay) x 11'4: A great size living area with fire surround and fire, radiator, double glazed bay window to front along with double doors leading into;

EXTENDED REAR RECEPTION ROOM: 13'9 max, 7'8 min x 23'9 max: A further spacious extended rear reception room currently used as living space with radiator and double glazed double doors to rear along with door leading into;

EXTENDED FITTED KITCHEN: 9'2 max, 4'8 min x 23'5 max, 11'9 min: A stunning modern and extended fitted kitchen with drawer base and eye level units, granite work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer and radiator along with door leading into;

UTILITY ROOM: 10'1 x 19'9: Range of wall and base units, space and plumbing for washing machine and tumble dryer.

STUDY/SITTING ROOM: 11'9 x 16'8: A great additional space for ones own use with double glazed window and double glazed door to front and radiator along with door leading into;

DOWNSTAIRS GUEST W.C: 3'2 x 3'5: Close couple W.C.

LANDING: 3'4 x 5'8: A light and airy landing with access to loft and fantastic views to side with doors into;

BEDROOM ONE: 12'4 max, 10'5 (wardrobe) x 14'4 (bay): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 13'7 max, 11'7 min x 11'6: A further good size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM THREE: 8'4 max, 4'8 min x 8'8 max, 4'5 min: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 7'10 x 7'5: A modern fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin set into vanity unit, tiling to floor and walls, radiator and double glazed opaque window to rear.

SEPARATE W.C: Close couple W.C and double glazed window to side.

REAR GARDEN: A tremendous sized, well manicured garden with paved patio area to fore leading to lawn with fencing to borders and pathway leading to an abundance of plants and shrubs along with greenhouse and shed unit to far rear.

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.

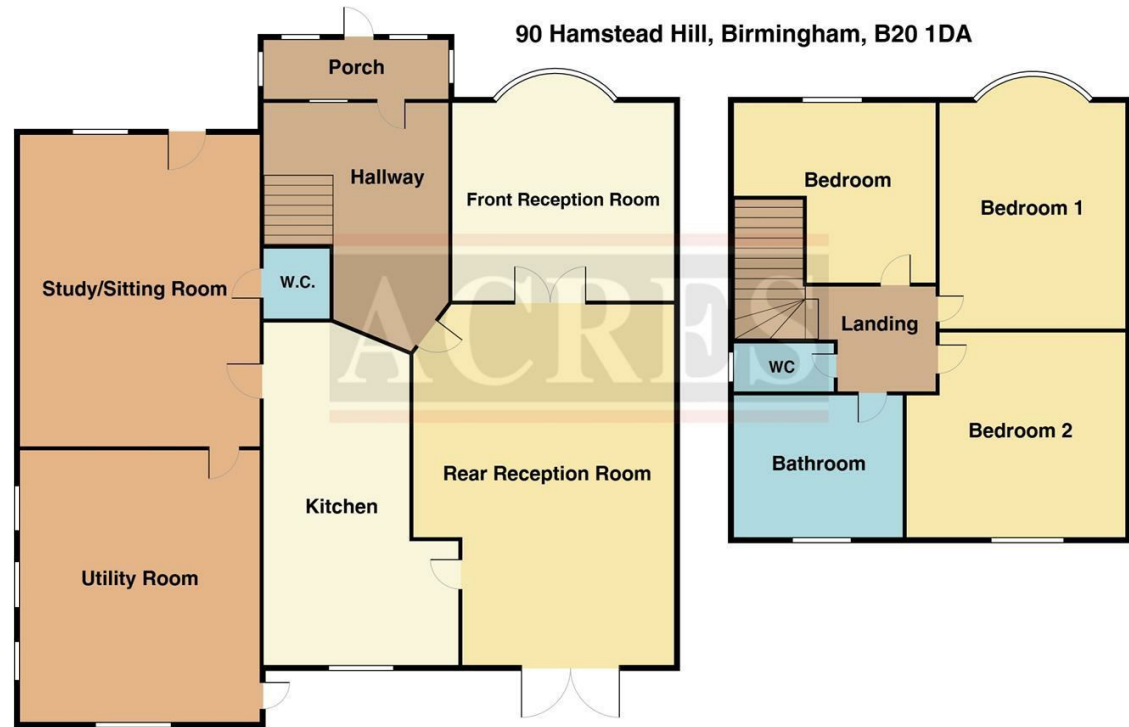


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COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	



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.