

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED SEMI DETACHED FAMILY HOME
- SEVERN BEDROOMS
- THREE RECEPTION ROOMS
- EXTENDED OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM / W.C.
- TWO FAMILY BATHROOMS AND TWO SEPERATE W.C.
- OFF ROAD PARKING & GARAGE
- EXECEPTIONAL LARGE REAR GARDEN WITH PRIVATE REAR ACCESS FROM BUTLERS ROAD
- SOUGHT AFTER LOCATION & PROPERTY STYLE
- NO UPWARD CHAIN



**HANDSWORTH WOOD ROAD, BIRMINGHAM, B20 2DT - OFFERS OVER £625,000**

Acres are delighted to offer for sale this incredible executive styled seven double bedroom property that offers amazing spacious interiors throughout along with private rear access via Butlers Road potentially allowing development opportunities (STPP)! Benefiting from double glazing and gas central heating both where specified. The interiors include large storm porch, wonderful large welcoming entrance hall, guests shower room, three spacious reception rooms along into a spacious comprehensively extended fitted kitchen / diner with access into separate utility. To the first floor is a fabulous, tiered landing space, five excellent double bedrooms and spacious family bathroom. Continuing onto the second floor the property comprises a further two double bedrooms totalling seven bedrooms along with further family bathroom and separate W.C.! Outside is a deep fore garden offering multiple off road parking space and access to garage front. To the rear is stunning, exceptionally large garden with patio to fore leading to large lawn with private rear access from Butlers Road with potential for development opportunity if relevant planning permission is gained (Please request more information regarding this). Viewing is essential to appreciate this incredible home that offers so much along with so much potential! HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via large gated driveway allowing off road parking for multiple cars along with access to garage front and door leading into;

PORCH: 6'5 x 4'2: Entrance door leading into;

HALLWAY: 5'8 max, 3'11 min x 15'9: A stunning spacious hallway with stairs to first floor, radiator, double glazed window and doors into;

RECEPTION ROOM ONE: 13'4 x 16'4: A great size living area with fire surround and fire, radiator, double glazed bay window to rear along with door to rear.

RECEPTION ROOM TWO: 18'3 x 13'7: Another great sized living space with double glazed bay window to front and radiator.

RECEPTION ROOM THREE: 26'7 x 14'1: A great size through living area with fire surround and fire, radiator, double glazed bay window to front and rear along with door to rear.

FITTED KITCHEN: 16'4 x 39'9: A modern extended fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, tumble dryer, space for fridge freezer radiator and double glazed door to rear along with steps down to large dining area with feature AGA stove and oven.

UTILITY ROOM: 8'1 x 11'0: A great additional space with space and plumbing for washing machine and tumble dryer and double glazed window to side.

DOWNSTAIRS W.C./SHOWER ROOM: 4'8 x 10'3: Walk in shower cubicle, close couple W.C and wash hand basin.

LANDING: A fabulous tiered landing with double glazed opaque window to rear and doors into;

BEDROOM ONE: 21'0 x 13'5: A great size double bedroom with double glazed window to front and rear along with radiator.

BEDROOM TWO: 15'1 x 13'0: A further good size double bedroom with double glazed window to front and rear and radiator.

BEDROOM THREE: 13'2 x 13'7: A further spacious double bedroom with double glazed window to front and radiator.

BEDROOM FOUR: 11'3 x 16'7: A further double bedroom with double glazed window to front and radiator.

STORE ROOM: 5'8 x 10'5: Wash hand basin along with double glazed window to front and access into, bedroom one, four and landing.

BEDROOM FIVE: 16'9 x 20'9: A further double bedroom with double glazed window to side and radiator.

SEPARATE W.C: 2'4 x 5'5: Close couple W.C.

BEDROOM SIX: 15'8 x 13'9: A further double bedroom with double glazed window to rear and radiator.

BEDROOM SEVEN: 11'2 x 19'5: A final double bedroom with double glazed window to rear and radiator.

BATHROOM: A large family bathroom with fitted suite to include; freestanding bath, shower over, wash hand basin, close couple W.C. and tiling to walls.

REAR GARDEN: A tremendous sized garden with paved patio area and large lawn with fencing to borders along private rear access from Butlers Road.



**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)

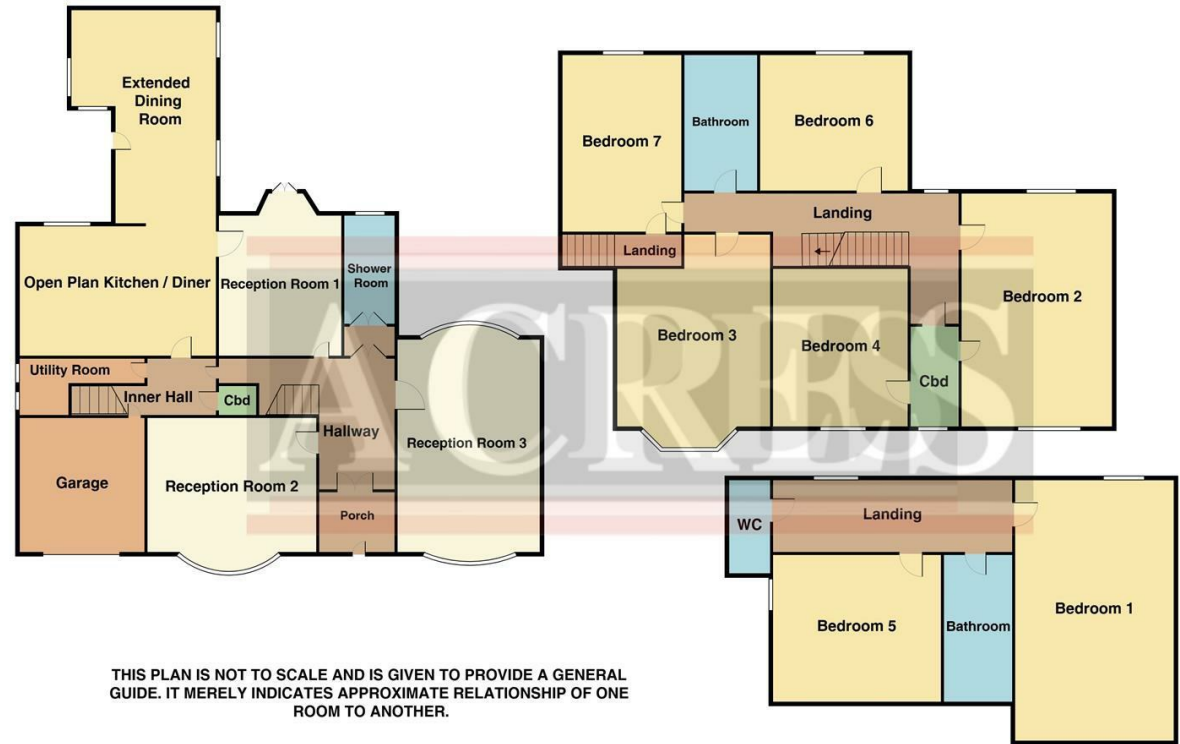
**COUNCIL TAX BAND :** F                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		36	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



76 Handsworth Wood Road, Birmingham, B20 2DT



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.

