ACRES

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- HEAVILY EXTENDED SEMI DETACHED FAMILY HOME
- SIX SPACIOUS BEDROOMS
- MASTER BEDROOM WITH EN SUITE AND WALK IN WARDROBE
- SPACIOUS THROUGH LIVING ROOM
- EXTENDED DINING ROOM
- ADDITIONAL SITTING ROOM AND STUDY AREA
- EXTENDED OPEN PLAN KITCHEN / DINER
- FOUR BATH / SHOWER ROOMS
- LOW MAINTENANCE REAR GARDEN WITH STUNNING OUTHOUSE
- HIGH SPEC THROUGHOUT

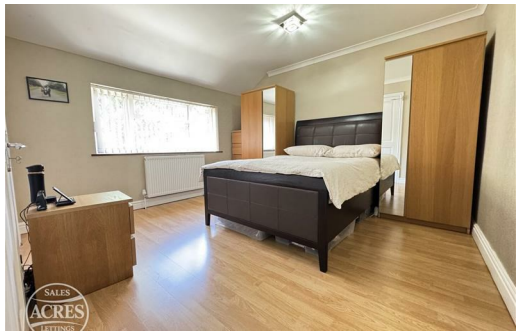
IRETON ROAD, BIRMINGHAM, B20 2NB - OFFERS OVER £440,000

This substantial and heavily extended semi-detached family residence offers exceptionally spacious and versatile accommodation, ideally situated in the heart of Handsworth Wood, Birmingham. Conveniently located close to highly regarded schools, excellent public transport links and a range of local shops and amenities, this impressive home is perfectly suited to growing families seeking both space and convenience. Set behind a generous driveway providing ample off-road parking, the property is approached via a large enclosed porch which leads into a welcoming and light-filled entrance hallway. The ground floor boasts a spacious through living room, providing an excellent family and entertaining space, which flows seamlessly into an extended dining room. Beyond this is a superb extended open-plan kitchen and dining area, fitted with modern units and offering an abundance of space for everyday family living, complemented by a practical utility area. Further enhancing the versatility of the accommodation is an additional sitting room, together with a guest WC / shower room. The first floor offers four well-proportioned bedrooms, including an impressive principal suite benefitting from a walk-in wardrobe and a stylish en-suite shower room. A spacious and contemporary family bathroom serves the remaining bedrooms on this level. Occupying the second floor are two further generous double bedrooms, along with a dedicated office and study area, making it ideal for those working from home. A further shower room completes this floor, providing excellent flexibility for larger families or visiting guests. Externally, the property continues to impress with a beautifully maintained, low-maintenance rear garden featuring a paved patio area leading to a raised decked seating terrace, ideal for outdoor entertaining and relaxation. A substantial outhouse with power and lighting offers excellent potential for use as a home office, gym, workshop or additional storage.

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

PORCH: 6’1 x 5’10: A large entrance with double glazed windows and internal door into;
HALLWAY: 6’6 max, 3’5 min x 15’6: A light and airy entrance with understairs storage cupboard, stairs to first floor, radiator and doors into;
SNUG/TVROOM: 6’7 x 10’9: A great additional living / office space with radiator and double glazed window to front.
EXTENDED LOUNGE / DINER: 26’9 x 11’4: A good size living space with fire surround and fire, radiator, double glazed bay window to front and double doors into;
DINING ROOM: 11’4 x 7’9: A extended dining room having radiator and double glazed double sliding doors to rear garden.
EXTENDED KITCHEN / DINER: 18’11 x 9’10: A extended open plan fitted kitchen / diner with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for tumble dryer and radiator.
GROUND FLOOR SHOWER ROOM: 6’6 x 3’8: A modern fitted suite with walk in shower cubicle, close couple W.C and wash hand basin set into vanity unit, tiling to walls and radiator.
LANDING: 11’4 max, 3’7 min x 6’8: Doors into;
BEDROOM ONE: 12’0 x 11’5: A great size double bedroom with double glazed window to front and radiator.
ENSUITE: 6’9 x 4’9: Fitted suite with shower cubicle, close couple W.C, wash hand basin set into vanity unit, chrome ladder style radiator, tiling to floor and walls and double glazed opaque window to front.
BEDROOM TWO: 11’11 x 11’5: A further good size double bedroom with double glazed window to rear and radiator.
BEDROOM THREE: 8’6 x 6’9: A third double bedroom with double glazed window to front and radiator.
BEDROOM FOUR: 7’6 x 6’9: A fourth bedroom with double glazed window to rear and radiator.
SECOND FLOOR LANDING: Stairs leading up to;
BEDROOM FIVE: 9’8 x 17’2: A great size double bedroom with double glazed window to rear and radiator.
BEDROOM SIX: 9’6 x 8’3: A final spacious bedroom with double glazed window to rear and radiator.
SHOWER ROOM: 6’1 X 4’9: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, tiling to floor, radiator and double glazed opaque window to rear.
REAR GARDEN: A good size garden with paved patio area and artificial lawn with mature plants, shrubs and trees along with fencing to borders, steps leading to a;
OUTHOUSE: A great additional space for ones own use with bi-fold doors to front along with ceiling light and air conditioning / heater.

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).



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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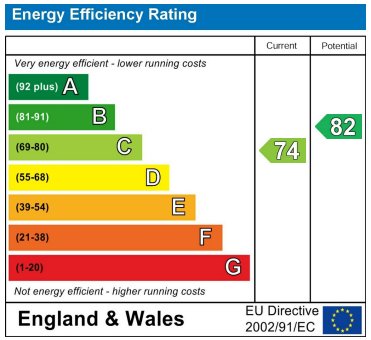
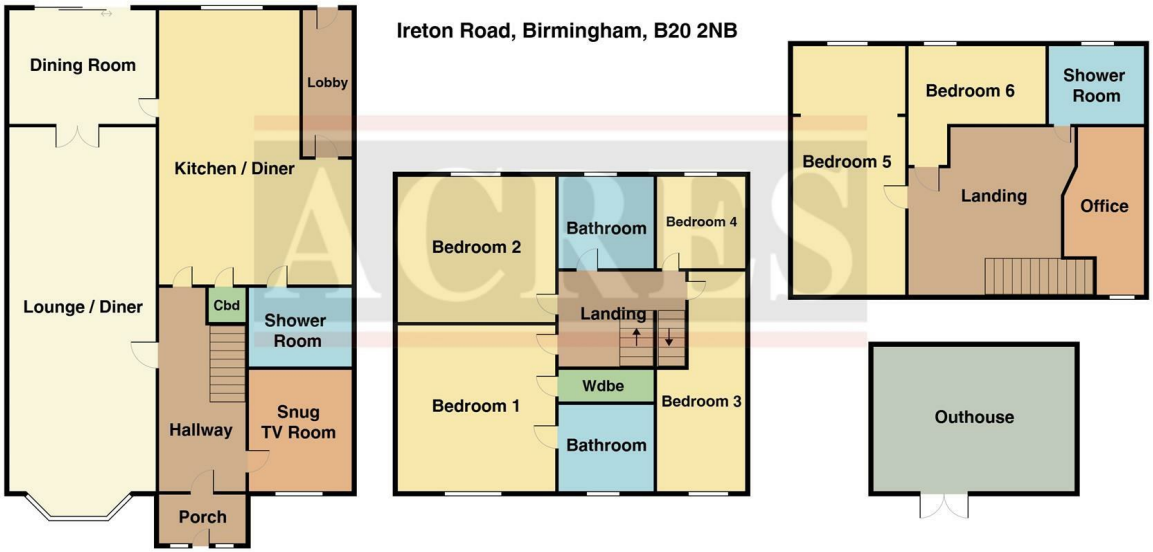
COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





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.