PAUL CARR Estate Agents Sales & Lettings

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Denewood Avenue, Handsworth Wood
Birmingham, B20 2AF

£340,000

Handsworth Wood

£340,000

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Situated in a quiet location close to local amenities and schools, this extended three-bedroom semi-detached home offers generous living accommodation, making it a great choice for families.

Set behind a front driveway, the property opens into a welcoming reception hall leading to a large front lounge. A separate dining room at the rear provides an ideal space for family meals and entertaining, with sliding patio doors opening onto the garden. The well-presented kitchen is complemented by a useful utility area and a downstairs wet room. A retained section of the garage provides valuable storage space, with potential for further conversion, subject to the necessary permissions.

Upstairs, there are three well-proportioned bedrooms, comprising two large double rooms and a good-sized single. A family bathroom and separate WC complete the first-floor accommodation.

Outside, the good-sized rear garden features a patio area leading onto the lawn, offering plenty of space for garden furniture, outdoor dining and children to play. With its spacious layout, practical additions and quiet setting, this is a family home with plenty to offer.

Call today to arrange your viewing!



















Property Specification

EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
GREAT FAMILY HOME IN A QUIET LOCATION
CLOSE TO LOCAL AMENITIES AND SCHOOLS
FRONT DRIVEWAY AND WELCOMING RECEPTION HALL
LARGE FRONT LOUNGE

Reception Hall 4.38m (14'5") x 0.90m (2'11")

Lounge 3.75m (12'4") max x 3.66m (12')

Dining Room 3.79m (12'5") x 3.35m (11')

Kitchen 2.67m (8'9") x 2.24m (7'4")

Wet Room 2.28m (7'6") x 1.33m (4'4")

Utility 2.36m (7'9") x 2.24m (7'4")

Bedroom 1 3.81m (12'6") max x 3.61m (11'10")

Bedroom 2 3.75m (12'4") x 3.42m (11'3")

Bedroom 3 2.83m (9'3") max x 2.17m (7'1")

Bathroom

Garage 2.91m (9'7") x 2.33m (7'8")

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:

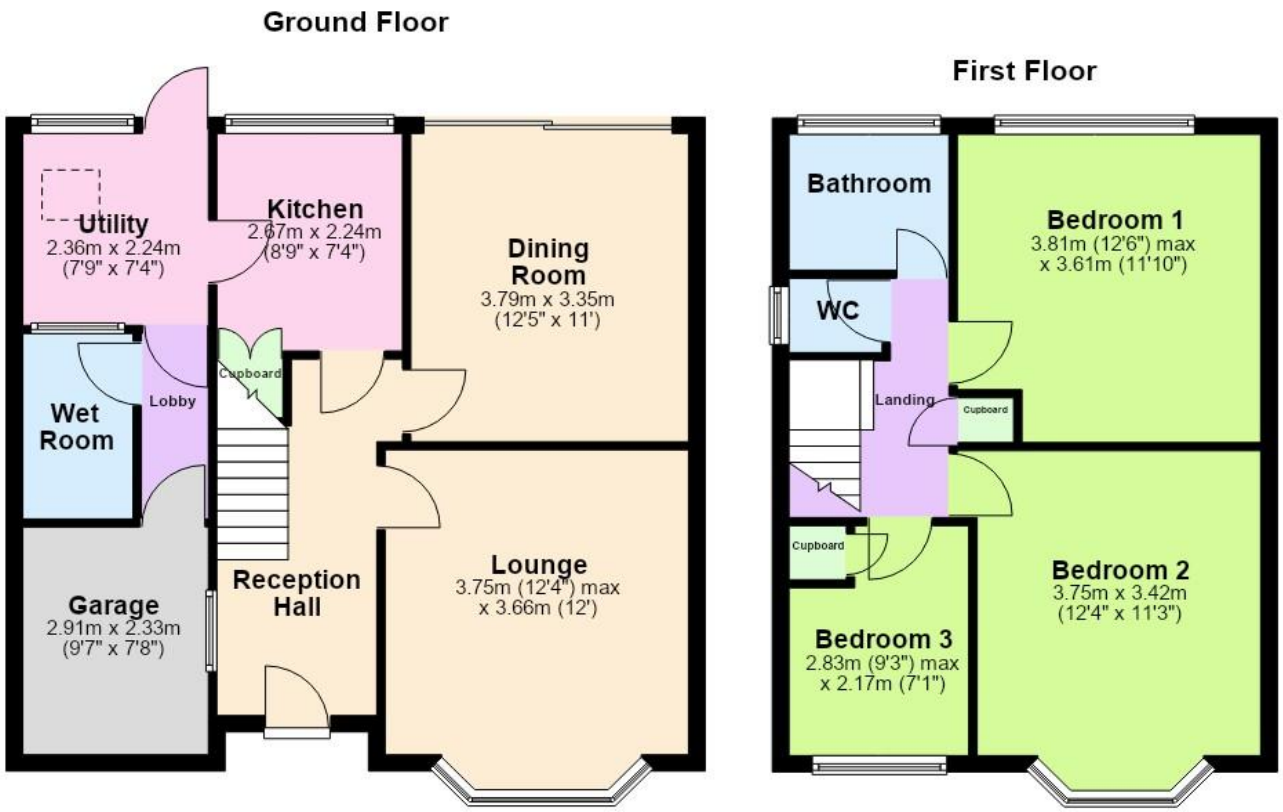
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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: Electric, gas. Water & mains drainage
Council tax band: C
Tenure: Freehold

Floor Plan

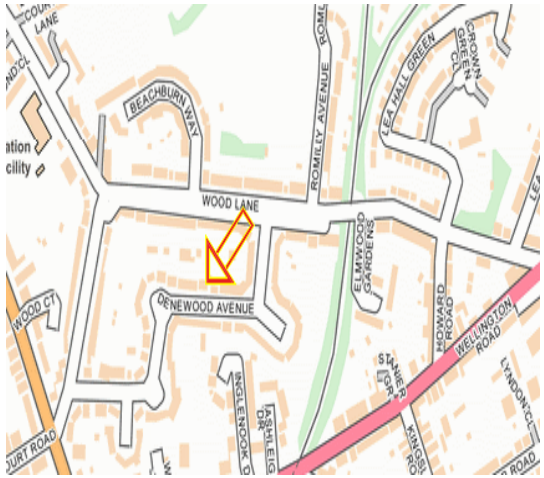
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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