



Connells

Handsworth Wood Road  
Birmingham



## Property Description

Impressive Detached Residence on Handsworth Wood Road with Development Potential

Situated on the ever-popular Handsworth Wood Road, this substantial detached family home offers exceptional space, versatility and kerb appeal, making it ideal for large or multi-generational families.

Set well back from the road, the property benefits from a huge private driveway providing ample off-road parking and access to the garage. To the rear, a vast garden offers excellent outdoor space for entertaining, family living or future landscaping.

Internally, the accommodation is arranged over three generous floors, complemented by a self-contained annex, and briefly comprises multiple reception rooms, a large kitchen/dining area, conservatory, office space, numerous bedrooms and bathrooms. The flexible layout lends itself perfectly to home working, guest accommodation or independent living.

The sale price includes two additional plots, offering exciting development potential. Please note that both plots are subject to the necessary planning permissions.

Located close to well-regarded schools, local amenities and excellent transport links, this is a rare opportunity to acquire a sizeable

detached home with future potential in a prime Handsworth Wood location.

Early viewing is highly recommended to fully appreciate the scale, flexibility and opportunity on offer

## Hall

## Reception Room

20' 5" x 19' 2" ( 6.22m x 5.84m )

## Living Room

23' 11" x 21' 11" ( 7.29m x 6.68m )

## Reception Room 3

16' 9" x 13' 11" ( 5.11m x 4.24m )

## Kitchen/Dining Room

32' 6" x 17' 7" ( 9.91m x 5.36m )

## Wc

## Garage

## Bathroom

In Garage

## Kitchen X Two

In Garage

## Annex Out Back

## Bedroom One

19' 11" x 9' 9" ( 6.07m x 2.97m )

With En suite

### Bedroom Two

12' 8" x 6' 7" ( 3.86m x 2.01m )

### Bathroom

### Kitchen/Living Room

46' 9 x 7' ( 14.02m 9 x 2.13m )

### First Floor Accommodation

### Bedroom One

21' 1" x 19' 9" ( 6.43m x 6.02m )

With En Suite

### Bedroom Three

20' 3" x 15' 5" ( 6.17m x 4.70m )

### Bedroom Five

16' 10" x 13' 8" ( 5.13m x 4.17m )

### Bathroom

13' 8" x 10' 2" ( 4.17m x 3.10m )

### Shower Room

### Office

14' 2" x 9' 11" ( 4.32m x 3.02m )

### Second Floor Accommodation

### Bedroom Two

16' 6" x 14' 8" ( 5.03m x 4.47m )

With En Suite

### Bedroom Four

21' 7" x 15' 6" ( 6.58m x 4.72m )

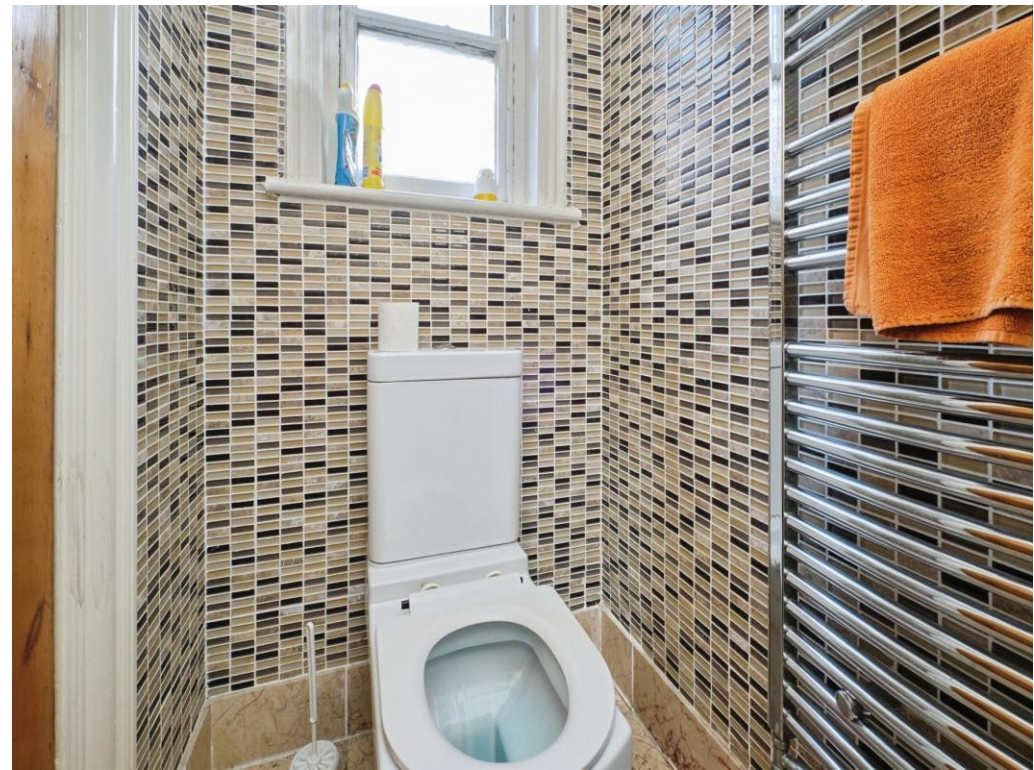
### Bedroom Six

16' 6" x 14' 8" ( 5.03m x 4.47m )

### Bedroom Seven

18' 1" x 14' 8" ( 5.51m x 4.47m )

Balcony









Total floor area 642.4 m<sup>2</sup> (6,915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: Council Tax  
 Awaited Band: G

Tenure: Freehold

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