PAUL CARR Estate Agents Sales & Lettings

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# Washington Drive, Handsworth Wood
# Birmingham, B20 2LR

**Offers in the Region Of £135,000**

# Handsworth Wood

## Offers in the Region Of £135,000

2 1 1

Paul Carr Estate Agents are pleased to offer this two bedroom semi detached property, situated within a cul de sac location in the sought after area of Hamstead, Great Barr, Birmingham. The property comprises of a hallway entrance, cloakroom, fitted kitchen and a spacious lounge to the ground floor. The first floor offers two double bedrooms and a family bathroom. To the front of the property is a lawn garden with parking. The rear garden is mainly laid to lawn. The property is close to local amenities with good access to both Rail and Motorway networks.



















# Property Specification

SPACIOUS LOUNGE
TWO DOUBLE BEDROMMS
PARKING
FRONT AND REAR GARDENS
CUL DE SAC

**Hall**

**Kitchen 8' 2" x 6' 7" (2.5m x 2m)**

**Lounge 14' 9" x 12' 2" (4.5m x 3.7m)**

**Downstairs Wc**

**Bedroom One 12' 2" x 8' 2" (3.7m x 2.5m)**

**Bedroom Two 12' 2" x 7' 7" (3.7m x 2.3m)**

**Family Bathroom 7' 3" x 5' 11" (2.2m x 1.8m)**

## *Agent's Note:*

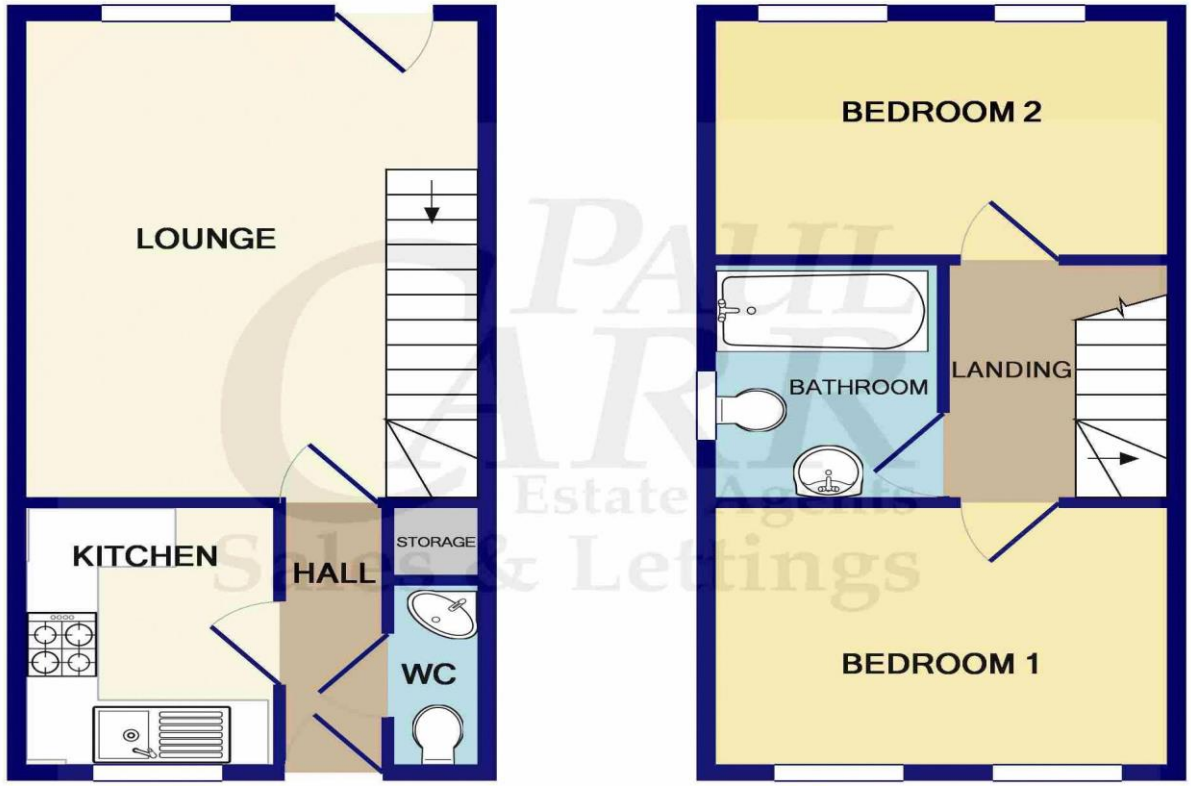
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th August 2019

## *Viewer's Note:*

Services connected: Gas, Electric, Water & Drainage
Council tax band: B
Tenure: Freehold

# Floor Plan

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

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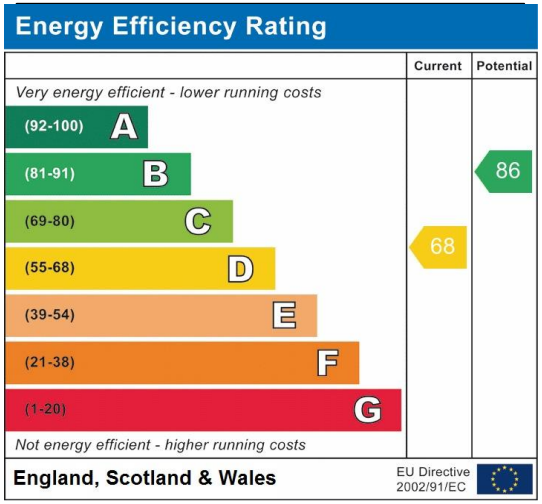
## Energy Efficiency Rating




## Map Location

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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman
National Association of Estate Agents NAEA