



Connells

West Avenue
Handsworth, Birmingham

West Avenue Handsworth Birmingham B20 2LU

for sale
£390,000



Property Description

This spacious extended semi-detached home offers versatile family accommodation arranged over three floors in a popular residential location.

A welcoming porch and hallway lead to an attractive front reception room with a three-sided bay window. To the rear, the extended lounge features a log-burning fire and sliding patio doors opening onto the garden. A separate study, enlarged fitted kitchen, utility room and guest WC complete the ground floor.

The first floor provides three well-proportioned bedrooms, including a principal bedroom with en-suite which includes a bath and shower, alongside a generous family bathroom and useful box room.

On the second floor is a spacious fourth bedroom with front and rear skylights and its own en-suite shower room, making it ideal for guests, teenagers or extended family.

Outside, the property enjoys well-maintained front and rear gardens, a useful brick-built outbuilding and off-road parking for two vehicles.

Ideally positioned close to local schools, amenities and transport links, this is a superb family home offering generous and flexible living space.

Ground Floor

Entrance Hall

Welcoming entrance hall, One ceiling light point, One single radiator, Ceramic tiled flooring, GF WC

Front Room

13' 11" x 11' (4.24m x 3.35m)

Window to front double glazed, One ceiling light point, One single radiator, Laminate flooring

Lounge

22' 6" x 11' (6.86m x 3.35m)

Extended rear lounge, Window to rear and side double glazed, Two ceiling light points, Laminate flooring, Bi-fold doors to garden, Two radiators

Office

8' 11" x 7' 3" (2.72m x 2.21m)

Window to front double glazed, One ceiling light point, One single radiator, Laminate flooring

Kitchen

15' 2" x 11' 7" (4.62m x 3.53m)

Window to rear double glazed, Two ceiling light point, Two single radiator, Access to utility and rear garden

First Floor

Bedroom One

15' 5" x 7' 4" (4.70m x 2.24m)

Window to front double glazed, One ceiling light point, One single radiator

Ensuite

5' x 3' 7" (1.52m x 1.09m)

Window to rear double glazed, One ceiling light point, Wash hand basin, WC, Shower cubicle, Electric shower, Partly tiled walls

Bedroom Three

14' 8" x 11' (4.47m x 3.35m)

Window to rear double glazed, One ceiling light point, One single radiator

Bedroom Four

13' 11" x 11' (4.24m x 3.35m)

Window to front double glazed, one ceiling light point, One single radiator

Family Bathroom

10' 2" x 8' 5" (3.10m x 2.57m)

Window to rear double glazed, Wash hand basin, WC, Free standing bath, Shower cubicle, Gas shower, Fully tiled walls and flooring, One radiator

Second Floor

Bedroom Four

15' 3" x 10' 10" (4.65m x 3.30m)

Window to front and rear double glazed, One ceiling light point, One single radiator

Ensuite

11' x 4' 2" (3.35m x 1.27m)

Window to rear double glazed, Spotlights, Bath with shower, WC, Wash hand basin

Rear Garden

Externally, the property boasts a generous and well-maintained rear garden, providing an ideal setting for outdoor relaxation and entertaining. Positioned at the rear is a brick-built outbuilding, offering useful storage space and excellent potential for use as a workshop or for a variety of other purposes. To the front, an attractive garden adds to the property's kerb appeal, complemented by off-road parking for two vehicles.

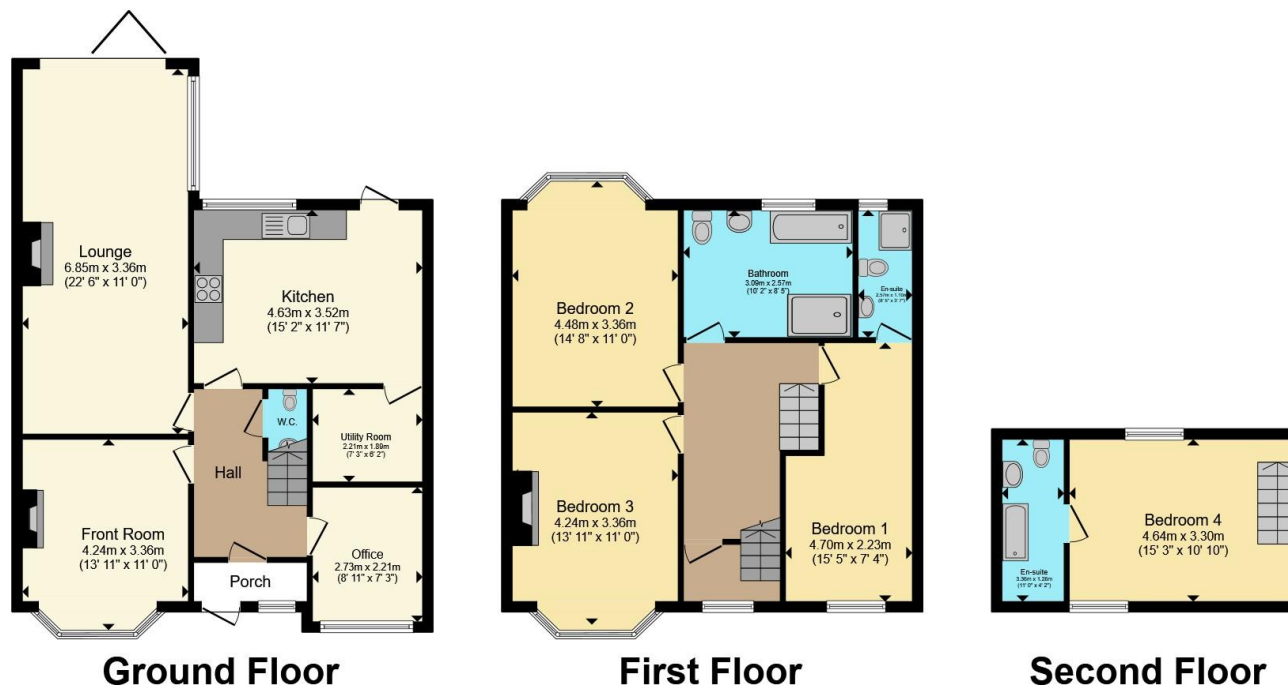
Agent's Notes

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 159.9 m² (1,722 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

Connells

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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