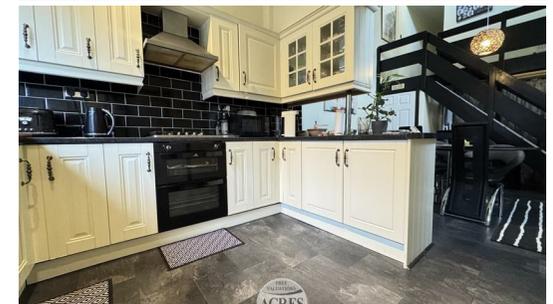


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / DINER
- SPACIOUS LIVING ROOM
- SEPARATE SITTING / DINING ROOM
- DOWNSTAIRS GUEST W.C.
- STUDY / POTENTIAL DOWNSTAIRS FOURTH BEDROOM
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE TO FRONT
- NO UPWARD CHAIN



ST. CHRISTOPHERS, BIRMINGHAM, B20 1BP - OFFERS AROUND £420,000

Discover this spacious three double-bedroom detached family home set in the heart of Handsworth Wood, one of Birmingham's most sought-after residential locations. Ideally positioned in a quiet cul-de-sac, the property is perfectly placed for access to fantastic schooling, convenient public transport links, and a wide range of local shops, all within easy reach of Birmingham. To the front, a large driveway provides off-road parking for multiple cars, leading into a spacious enclosed porch, which opens into a welcoming hallway. From here, the home flows into a modern open-plan fitted kitchen and dining room, ideal for family living and entertaining. To the rear, you'll find a generously sized family living room, filled with natural light and offering direct views of the garden. The ground floor further benefits from an extended office/playroom, along with a potential fourth downstairs bedroom, making the home highly versatile for modern family needs. A guest WC completes the ground floor accommodation. To the first floor, a light and airy landing leads to three well-proportioned double bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom. Outside, the property enjoys a low-maintenance rear garden, perfect for relaxation or entertaining. Offered with no upward chain, this superb home presents an excellent opportunity for families seeking space, flexibility, and a prime Handsworth Wood location.

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

PORCH: 5'4 x 14'4: A large welcoming enclosed porch with double glazed windows and internal door into;

HALLWAY: 4'8 x 5'5: Doors into;

LIVING ROOM: 13'1 max, 12'1 min x 23'5: A great size living space with fire surround and fire, radiator and double glazed windows and double doors to rear along with being open plan too;

EXTENDED SITTING ROOM: 16'4 x 14'2: A further good sized living space with radiator and double glazed windows and double doors to rear along with door into garage.

OPEN PLAN KITCHEN/DINER: 12'7 max, 9'6 min x 19'5: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for dishwasher, space for fridge freezer, storage cupboard, radiator and stairs leading to first floor along with spacious dining area.

UTILITY ROOM: 3'6 X 9'2: Space and plumbing for washing machine, tumble dryer, wall mounted gas central heating boiler.

GUEST W.C: 2'6 x 6'1: Fitted with close couple W.C, wash hand basin set into vanity unit, tiling to walls and radiator.

DOWNSTAIRS BEDROOM/STUDY: 7'8 x 11'3 max, 9'4 min: A fantastic third reception room or potential downstairs fourth bedroom with glazed window to front and radiator.

LANDING: 2'8 x 12'7: Doors into;

BEDROOM ONE: 10'3 x 13'7: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator along with door into;

ENSUITE: 5'2 x 6'1: A fitted with walk in shower cubicle, wash hand basin set into vanity unit, tiling to floor and walls and radiator.

BEDROOM TWO: 10'6 x 9'8: A further good size double bedroom with double glazed window to side and radiator.

BEDROOM THREE: 13'1 x 9'1: A final double bedroom with double glazed window to rear and radiator.

BATHROOM: 6'5 x 7'2: A fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, tiling to floor, radiator and double glazed opaque window to front.

REAR GARDEN: A good size low maintenance brick blocked garden with fencing to borders.

GARAGE: 8'3 x 16'8: Up and over garage door to front, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: E.

VIEWING: Recommended via Acres on 0121 358 6222.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 63 |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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.

