

ACRES

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- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- LARGE OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- CONSERVATORY
- MODERN FAMILY BATHROOM
- EN SUITE SHOWER ROOM AND WALK IN WARDROBE
- HIGH SPEC THROUGHOUT
- NO UPWARD CHAIN



HAMSTEAD HILL, BIRMINGHAM, B20 1BX - OFFERS OVER £635,000

Acres are proud to offer for sale this wonderful high quality, fantastically specked detached family home that truly has something for everyone along with set in one of the most sought after roads in Handsworth Wood! Benefiting from double glazing and gas central heating (both where specified). The vast extended interiors include; large welcoming entrance hall, spacious fitted kitchen to front open plan with dining space and access into separate utility space, store room and large conservatory, through living room one with double doors onto patio. To the first floor is a lovely tiered galleried landing, three excellent double bedrooms (bedroom two with a en suite bathroom along with walk in wardrobe) and modern fitted family shower room. To the second floor are two final bedroom totalling five! Outside is a large fore driveway offering multiple parking space along with access to garage front and to the rear is a fabulous garden with paved patio leading to a further patio area with an abundance of trees and shrubs! If you are looking for a very spacious and beautifully presented executive styled detached home book a viewing now. HURRY BEFORE YOU'RE TOO LATE – NO UPWARD CHAIN!

Accessed via large brick blocked paved driveway allowing off road parking to front and door leading into;

HALLWAY: 14'1 x 6'3: Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 30'10 x 11'2: A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double glazed double doors and window to rear.

KITCHEN/DINER: 20'0 x 15'6: A spacious open plan fitted kitchen / diner with 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 for fridge freezer, space and plumbing for dishwasher and radiator along with door into;

UTILITY ROOM: 23.0 x 7'7: Range of base and wall units, sink and drainer, space for washing machine, tumble dryer, fridge and freezer and door into garage and door to rear leading into large store room and door into;

CONSERVATORY: 16'10 x 15'6: A great additional space for ones own use with double glazed windows and double glazed double doors to rear.

FIRST FLOOR LANDING: 15'1 x 7'3: A light and airy landing with double glazed opaque window to front and doors into;

BEDROOM ONE: 15'1 x 10'10: A great size double bedroom with double glazed window to front, double doors to rear leading onto balcony area and radiator.

BEDROOM TWO: 12'10 x 10'10: A further good size double bedroom with double glazed window to rear and radiator along with door leading into;

DRESSING ROOM/ENSUITE: 15'1 x 7'3: Walk-in built in wardrobe system, stand alone walk in shower cubicle, close couple W.C and wash hand basin, being open plan with a modern re-fitted suite to include; bath, close couple W.C. and wash hand basin.

BEDROOM THREE: 12'10 x 9'2: A further double bedroom, double glazed window to front and radiator.

BATHROOM: A modern fitted suite with walk in stand alone shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

BEDROOM FOUR: 11'2 x 10'10: A further double bedroom with double glazed double doors opening to Juliet style balcony and radiator.

BEDROOM FIVE: 16'5 x 8'6: A fifth and final double bedroom, double glazed Velux windows to front and radiator.

REAR GARDEN: A fantastic sized garden with paved patio area throughout with fencing to borders and further patio area to far rear.

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.



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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	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



95 Hamstead Hill, Birmingham, B20 1BX



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.

