

# ACRES

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- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGH LIVING ROOM
- ADDITIONAL DINING ROOM
- LARGE CONSERVATORY
- EXTENDED FITTED KITCHEN
- MODERN DOWNSTAIRS SHOWER ROOM
- SPACIOUS FIRST FLOOR FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE AND PRIVATE REAR GARDEN BACKING ONTO GOLF COURSE



**CRAYTHORNE AVENUE, BIRMINGHAM, B20 1LL - OFFERS OVER £350,000**

Set in the heart of Handsworth Wood, Birmingham, this extended three double bedroom detached family home offers generous living space throughout, ideal for modern family life. Perfectly positioned with access to fantastic local schooling, shops, and public transport links, the property combines convenience with a peaceful residential setting. To the front, a spacious driveway provides off-road parking for multiple vehicles and leads into a welcoming entrance hallway. The ground floor features a bright and airy through living room, a separate formal dining room, and a large conservatory overlooking the garden. A modern extended fitted kitchen and a contemporary downstairs family shower room further enhance the practicality of this well-designed home. Upstairs, a generous landing gives access to three well-proportioned double bedrooms along with a spacious family bathroom. To the rear, the property boasts a large private garden offering a patio area ideal for outdoor dining, leading onto an extensive lawn with fantastic views and excellent privacy backing onto Handsworth Wood Golf Course—a rare and desirable feature. A wonderful opportunity to acquire a substantial family home in a highly sought-after location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via large driveway offering ample off road parking leading to garage / store room front and double glazed entrance door, into;

HALLWAY: 6'2 max, 3'3 min x 13'7: A spacious, light and airy entrance with stairs to first floor, radiator and doors into;

THROUGH LOUNGE: 12'4 max, 10'2 min x 29'2 (bay): A great size through living area with fire surround and fire, radiator, double glazed bay window to front and double doors to rear leading into conservatory.

DINING ROOM: 7'9 x 11'9: A spacious dining area with radiator and double glazed window to rear along with door leading into;

EXTENDED FITTED KITCHEN: 7'5 x 14'3: A extended 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 washing machine, space for tumble dryer and fridge freezer, radiator and door to rear along with door leading into store room and door into;

DOWNSTAIRS SHOWER ROOM: 3'6 x 6'8: A modern re-fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, tiling to floor and walls and chrome ladder style radiator.

CONSERVATORY: 16'8 x 8'4: A great additional living space for ones own use with double glazed windows and double glazed door to rear.

LANDING: 4'6 x 6'5: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'3 x 15'4 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'3 max, 9'1 min x 12'6: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'4 x 10'2 max, 8'4 (wardrobe): A final double bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 7'9 x 9'5: A spacious family bathroom with a fitted suite comprising corner panelled bath, walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

STORE ROOM: Up and over garage door to front, ceiling light and power points. Ideal for storage space.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with backing onto Handsworth Wood Golf Course benefitting fantastic privacy and views.

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: D.

VIEWING: Recommended via Acres on 0121 358 6222.



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**COUNCIL TAX BAND :** D                      **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Craythorne Avenue, Birmingham, B20 1LL



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.

