

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
- SPACIOUS LIVING ROOM
- EXTENDED DINING ROOM
- SPACIOUS FITTED KITCHEN
- SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LARGE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION



GREENRIDGE ROAD, BIRMINGHAM, B20 1JP - OFFERS OVER £335,000

Situated in the heart of Handsworth Wood, this well-presented three-bedroom extended detached property is set in a quiet cul-de-sac location, making it an excellent choice for a first-time buyer. To the front, the home benefits from a double driveway to front with rear access, while inside you'll find a bright and spacious living room with extended dining area to rear, a well-sized fitted kitchen, and the convenience of a separate utility room. Upstairs offers three generous double bedrooms served by a modern family bathroom, while outside, a large rear garden provides the perfect space for relaxation and entertaining. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore, having driveway offering off road parking and steps leading up to double glazed entrance door, leading into;

PORCH: 6'1 x 3'1: Having double glazed windows and door into;

HALLWAY: 8'9 max, 6'5 min x 6'9: Spacious entrance hall with stairs to first floor, radiator, tiling to floor and door into;

LIVING ROOM: 11'5 x 13'7 (bay) 11'10: A great size living area with radiator, tiling to floor and double glazed bay window to front.

EXTENDED DINING ROOM: 11'0 max, 9'8 min x 21'4: A good size dining area with tiling to floor, radiator, double glazed windows and double glazed double doors to rear.

FITTED KITCHEN: 8'6 max, 6'6 min x 16'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, electric hob with extractor hood over, tiling to splashback, radiator.

UTILITY ROOM: 6'8 max, 5'2 min x 6'8: Space and plumbing for washing machine and tumble dryer, tiling to floor and double glazed door to rear.

LANDING: 9'3 max, 2'7 min x 7'4 max, 3'2 min: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 max, 8'9 (wardrobe) x 13'7 (bay) 11'1 min: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11'6 x 11'4: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'9 max, 6'2 min x 7'8 max, 6'4 min: A final bedroom having double glazed window to front and radiator.

BATHROOM: 8'7 x 6'3: Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and tiered lawn with fencing to borders.

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.

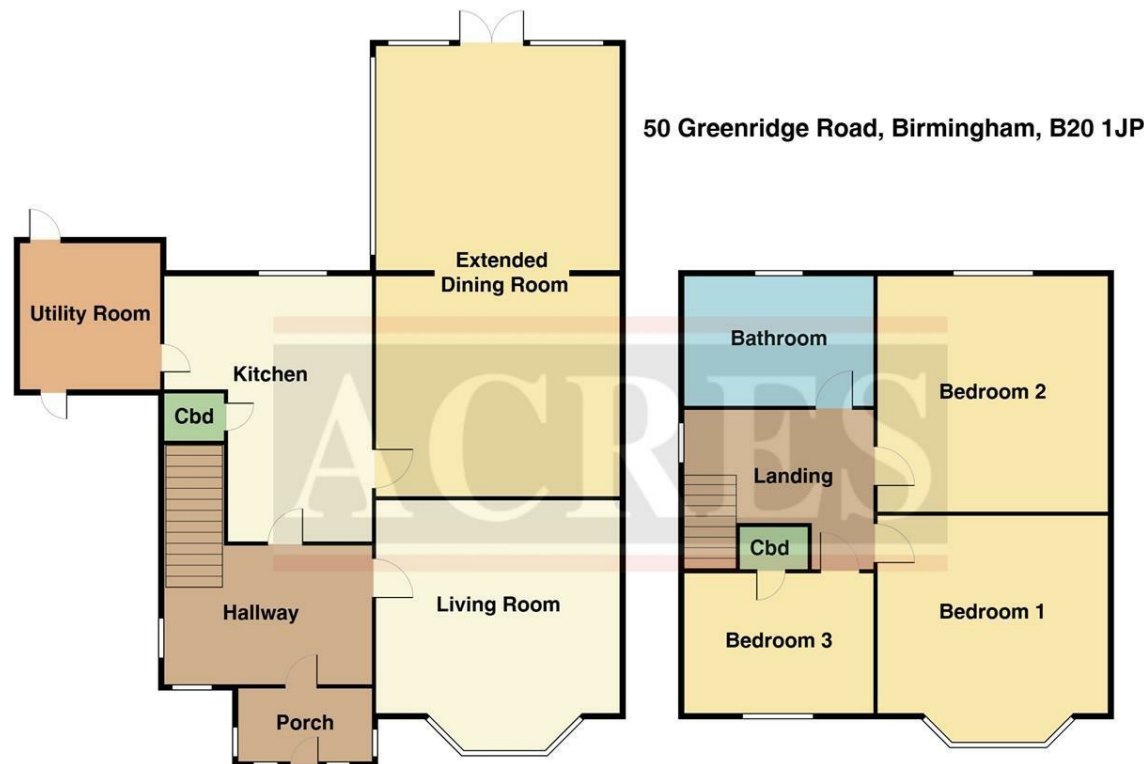


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COUNCIL TAX BAND : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
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.