

ACRES

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- * SEMI DETACHED HOUSE
- * TWO RECEPTION ROOMS
- * OPEN PLAN KITCHEN/DINER
- * SEPARATE UTILITY
- * CONSERVATORY
- * SIX BEDROOMS
- * TWO BATHROOMS
- * DOWNSTAIRS W.C.
- * OFF ROAD PARKING
- * PRIME LOCATION



Devonshire Road, Handsworth Wood B20 2PQ - Offers in the region of £620,000

Acres are delighted to offer for sale this incredible executive styled property that offers amazing interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include spacious porch, wonderful large welcoming entrance hall, dining/sitting room, family lounge with feature fireplace and large comprehensively fitted dining kitchen leading into light and airy conservatory separate utility and guest W.C.. To the first floor is a fabulous tiered landing space, three double bedrooms and family bathroom. To the second floor offers three further bedrooms and shower room. Outside is a fore garden offering multiple off road parking space. To the rear is an rear garden with patio to fore brick blocked area to side with opening gates giving access back to front. Lawn with planted borders with an abundance of flowering and verdant trees and shrubs. Viewing is essential to appreciate the size and potential on offer!

VESTIBULE: 20'11 / 2'4min x 3'1max: Victorian Minton tiled flooring with stairs to first floor and doors into;

FRONT RECEPTION: 17'10(into bay) x 15'0min / 13'6max x 12'8min: A good size living room having fire surround with gas fire, double glazed bay window to front and radiator.

REAR RECEPTION: 18'0max x 15'0min / 11'7max x 10'10min: A further good size room having fire surround with gas fire, double glazed window and door to rear.

KITCHEN: 20'8 x 9'7: Fitted kitchen with a range of drawer, base and eye level cupboards, range style oven with extractor hood over, tiling to floor, stainless steel sink and drainer under double glazed windows to rear, work surfaces, integrated microwave and dishwasher, radiator and door into;

CONSERVATORY: 16'11 x 9'5: A great addition to this family home, double glazed windows surrounding, tiling to floor and doors out to garden.

UTILITY: 6'8 x 6'3: Space and plumbing for washing machine and tumble dryer, work surfaces and door into;

DOWNSTAIRS W.C.: 6'8 x 3'1: Close couple W.C. and wash hand basin.

FIRST FLOOR LANDING: 16'0 / 5'10max x 2'8min: Stairs to second floor, two radiators and doors into;

BEDROOM ONE: 15'0(wardrobe) x 15'0: A extremely spacious main bedroom, two double glazed windows to front, fitted wardrobe system and radiator.

BEDROOM TWO: 14'1 / 11'9max x 10'11: A further good size double bedroom, double glazed window and radiator.

BEDROOM THREE: 11'10 / 9'9max x 8'4min: Double glazed window and side and radiator.

BATHROOM: 8'5 x 6'5: White suite to include panelled bath, close couple W.C., wash hand basin, separate shower cubicle, tiling to floor and part walls, radiator and double glazed opaque window.

SECOND FLOOR LANDING: 17'10 x 2'8:Access to loft, radiator and doors into;

BEDROOM FOUR: 14'11 / 11'9max x 10'11min: A further double bedroom, wash hand basin, double glazed window and radiator.

BEDROOM FIVE: 14'11 / 11'1max x 10'5min: A final double bedroom, double glazed window and radiator.

BEDROOM SIX: Double glazed window and radiator and housing gas central heating boiler.

SHOWER ROOM: 8'8 x 2'8: Close couple W.C., shower cubicle and tiling to floor.

REAR GARDEN: Paved patio area to fore leading to lawn and 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.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Devonshire Road, Handsworth Wood



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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