

ACRES

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

- * EXTENDED SEMI DETACHED HOUSE
- * REFURBISHED THROUGHOUT
- * BEAUTIFUL STANDARD & FINISH
- * THREE BEDROOMS
- * MODERN OPEN PLAN KITCHEN/ DINER
- * MODERN RE-FITTED BATHROOM
- * DOWNSTAIRS GUEST W.C.
- * SEPARATE UTILITY
- * OFF ROAD PARKING
- * NO UPWARD CHAIN



Inchcape Avenue, Handsworth Wood B20 2LG - Offers in the region of £335,000

Acres are delighted to offer for sale this incredible high quality refurbished tasteful styled property that offers amazing interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include open storm porch, wonderful large welcoming entrance hall, guests W.C., family living room with stylish tones throughout and a beautifully fitted dining kitchen with a range of built in appliances, separate utility and access into internal garage, downstairs needs to be viewed to appreciate the standard of finish! To the first floor are three fabulous bedrooms and a modern re-fitted family bathroom. Outside is a brick blocked fore garden offering multiple off road parking space and mature planted beds. To the rear is the icing on the cake with a well presented rear garden with patio to fore brick blocked area to side. Long lawn with feature central sunken garden and planted borders with an abundance of flowering and verdant trees and shrubs.

PORCH: 6'0 x 1'11: Doors with door into;

HALLWAY: 13'5 x 3'1: Stairs to first floor, radiator and doors into;

LIVING ROOM: 18'8(into bay) x 15'2min / 10'5max x 9'2min: A great light / airy space with two radiators and double glazed bay window to front.

EXTENDED KITCHEN/DINER: 25'0max x 7'8min / 16'8max x 7'0min: Modern re-fitted extended kitchen with wooden flooring throughout, drawer base and eye level units, work surfaces, tiling to splashback, sink and drainer under double glazed window to side, and further double glazed window to rear, integrated double oven with gas hob and extractor hood over and integrated dish washer with dining space, two radiators and double glazed door out to garden.

DOWNSTAIRS W.C.: 3'7 x 2'5: Close couple W.C., wash hand basin, tiling to floor and part walls.

UTILITY: 7'7 x 5'8: Further area with work surface, sink and drainer, space and plumbing for washing machine, tumble dryer and fridge freezer.

LANDING: 6'9 x 2'9: Double glazed window to side and doors into;

BEDROOM ONE: 14'8(into bay) x 11'2min / 10'6max x 9'3min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 14'0(into bay) x 11'2min / 10'4: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 8'0 x 5'11: A final great sized bedroom, double glazed window to front and radiator.

BATHROOM: 8'1 x 6'11: Re-fitted modern family bathroom with white suite to include panelled bath with separate shower cubicle, close couple W.C., wash hand basin, tiling to floor and part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: Patio area to fore with pathway and lawn area with fencing to borders.

GARAGE: 10'9 x 6'8: *(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: C.

VIEWING: Recommended via Acres on 0121 358 6222.

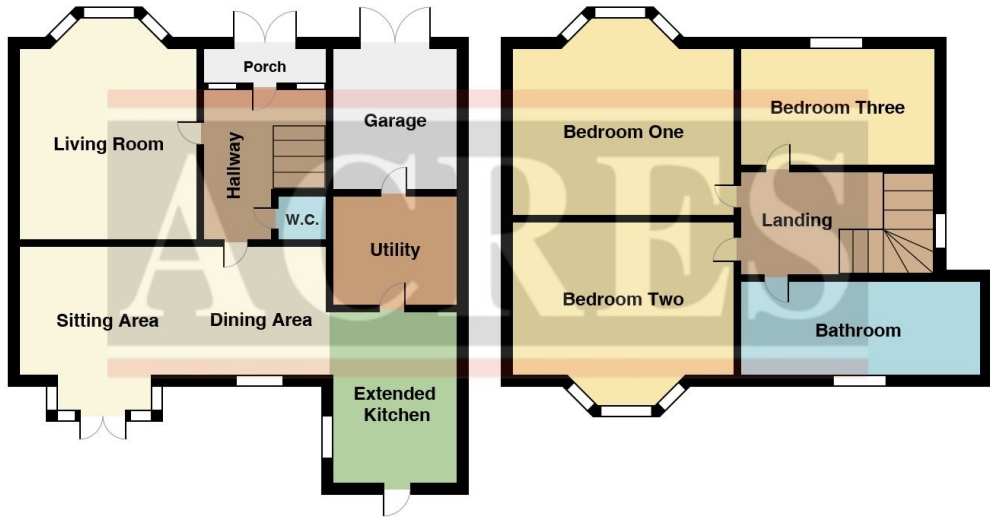


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Inchcape Avenue, 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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