

# ACRES

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- \* MID TERRACE PROPERTY
- \* THREE BEDROOMS
- \* LARGE LIVING ROOM
- \* OPEN PLAN KITCHEN/DINER
- \* MODERN SHOWER ROOM
- \* REAR GARAGE WITH ACCESS
- \* PRIME LOCATION
- \* HIGH QUALITY THROUGHOUT



**Greenway, Handsworth Wood B20 1EQ - Offers in excess of £200,000**

Situated on this popular residential road with close proximity to local schooling for all ages and fantastic public transport in and out of Birmingham Centre along with West Bromwich. This property benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, entrance hall, lounge and open plan kitchen/diner. To the first floor are three great sized bedrooms and modern shower room. Outside is a fore garden with lawn and to the rear is a generous garden with patio, lawn and fenced border with single garage with communal access. This particular road has great local amenities therefor sells quick so hurry before you're too late!

**PORCH: 5'2 x 3'5:** Double glazed windows and door with door into;

**HALLWAY: 6'10 x 5'1:** Stairs to first floor and door into;

**LIVING ROOM: 16'9 / 13'9max x 11'0min:** A spacious living area with coving to ceiling, wooden flooring, double glazed window to front, radiator and door into;

**OPEN PLAN KITCHEN/DINER: 16'11 x 10'4:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, cooker with hob and extractor hood over, space and plumbing for washing machine and fridge freezer, tiling to splashback and floor, storage cupboard and dining space, radiator and double glazed doors out to garden.

**LANDING: 9'8 x 2'8:** Storage cupboard and doors into;

**BEDROOM ONE: 13'4 / 10'10max x 10'0min:** A great size double bedroom with double glazed window to front and radiator.

**BEDROOM TWO: 12'8 / 10'10max x 8'4min:** A further great size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE: 7'5 / 6'8max x 3'6min:** A great sized third bedroom, storage cupboard, double glazed window to front and radiator.

**SHOWER ROOM: 8'2 x 5'4:** Walk in shower, close couple W.C., wash hand basin set into vanity unit, tiling to walls, radiator and double glazed opaque window to rear.

**REAR GARDEN:** Patio area and lawn with access to rear garage and fencing to borders.

**REAR GARAGE: 16'8 x 8'1:** Up and Over garage door. *(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:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.

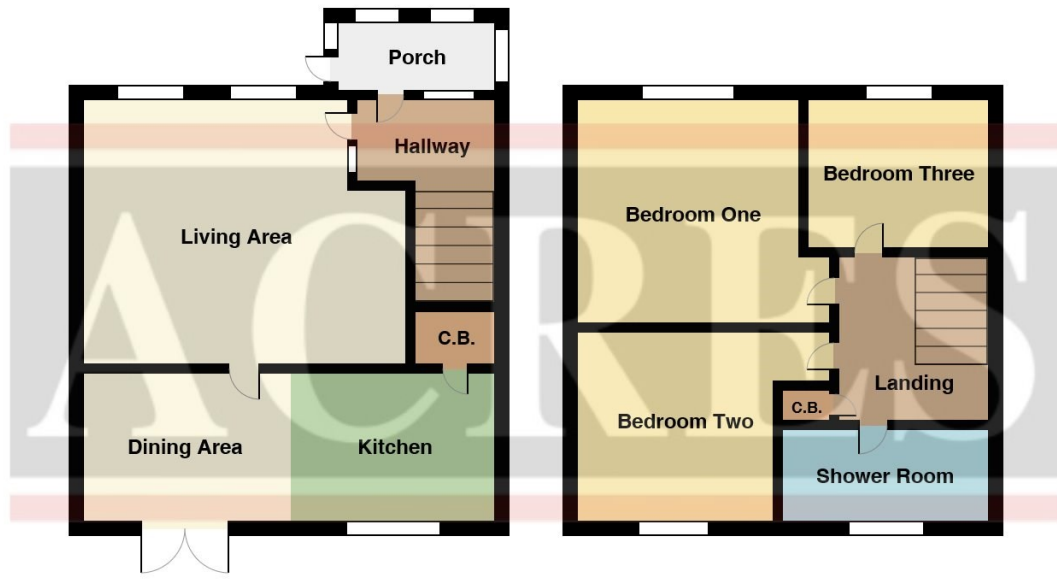


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

**Greenway, 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		85   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		