

ACRES

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

- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * THROUGH LOUNGE/DINING ROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * DOWNSTAIRS GUEST W.C.
- * LOFT SPACE
- * SIDE GARAGE
- * BEAUTIFUL REAR GARDEN
- * PRIME LOCATION



GRESTONE AVENUE, HANDSWORTH WOOD B20 1LE—Offers in excess of £350,000

This is a wonderful traditional styled property located on a very popular residential road. The house is incredibly generous in size and benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, very spacious and welcoming hallway, large through lounge / dining room with patio doors out to the garden and extended large high quality fitted kitchen with access into side garage. To the first floor are three excellent bedrooms and modern family bathroom with white suite. The property also offers loft space with storage. Outside is a fore garden offering parking space and to the rear is a mature garden with patio, lawn with an abundance of flowering and verdant trees and shrubs surrounding plus further paved area to far rear. An early viewing is highly recommended.

PORCH: 5'11 X 2'3: Double glazed window and door with door into;

HALLWAY: 13'4 / 6'2max x 3'3min : Stairs to first floor, radiator and doors into;

OPEN LOUNGE/DINER: 28'0 / 11'11max x 10'9min : A good size living area with double glazed bay window to front, radiator and opening into dining area with fire surround and fire, radiator and double doors out to garden.

EXTENDED KITCHEN: 15'2 x 9'0 A modern fitted kitchen with drawer base and eye level units, granite work surfaces, sink and drainer under double glazed window to rear, integrated oven and gas hob and extractor hood over, integrated dishwasher and microwave, space for fridge freezer, radiator and door out to garden.

DOWNSTAIRS W.C.: 4'5 x 2'4: Close couple W.C., wash hand basin, radiator and double glazed opaque window.

LANDING: 7'10 x 3'0: Double glazed window to side and doors into;

BEDROOM ONE: 12'0 max x 11'6 min / 12'0: A good size double bedroom with wardrobes, double glazed window to front, radiator.

BEDROOM TWO: 12'6 / 11'4 man x 9'11 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to rear, radiator and offering great views of the rear garden.

BEDROOM THREE: 7'9 x 6'3: A final good sized bedroom, double glazed window to front and radiator.

LOFT: 13'7 x 13'1: A great additional room with built in wardrobe system, ceiling light and skylight window.

BATHROOM: 6'5 x 6'0: Modern family bathroom having white suite with panelled bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A lovely well manicured good size garden with patio area to fore and steps leading down to lawn area and fencing to borders.

INTERNAL GARAGE: 8'2 x 17'7: Up & Over garage door, space and plumbing for washing machine and dryer and housing gas central heating boiler. *(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.

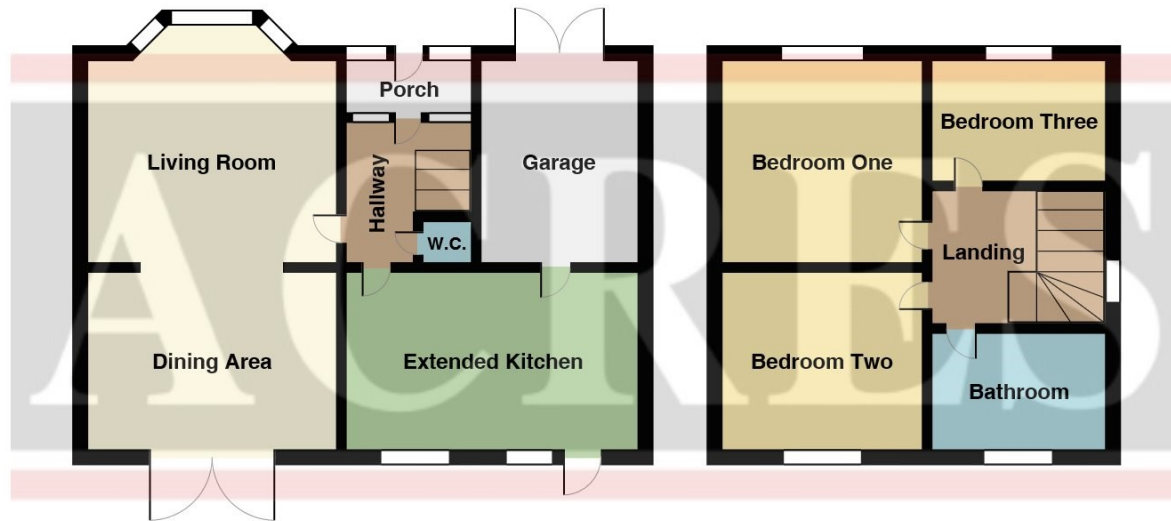


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

Grestone Avenue, Handsworth Wood



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

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