

# ACRES

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- \* SEMI DETACHED HOUSE
- \* FIVE DOUBLE BEDROOMS
- \* TWO RECEPTION ROOMS
- \* OPEN PLAN KITCHEN/DINER
- \* SEPARATE UTILITY
- \* CELLAR
- \* HIGH SPECIFICATION THROUGHOUT
- \* PRIME LOCATION



Somerset Road, Handsworth Wood B20 2JD - £550,000

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

**PORCH: 4'7 x 4'6:** Double doors and door into;

**HALLWAY: 29'7 / 4'7max x 2'10min:** Large hallway with mosaic style flooring, radiator, stairs to first floor and doors into;

**FRONT RECEPTION: 16'9max x 14'1min / 16'9(into bay):** A good size living area with wooden flooring, fire surround and fire, built in storage either side, radiator and glazed bay window to front.

**REAR RECEPTION: 14'5max x 9'6min / 13'9max x 12'10min:** A further good size reception room with double glazed doors to garden, radiator and door into En-Suite to include shower cubicle, wash hand basin, close couple W.C., ladder style towel rail/radiator and tiling to floor.

**OPEN PLAN KITCHEN/DINER: 19'5 / 10'4max x 9'9min:** Modern fitted open plan kitchen/diner with drawer base and eye level units, granite work surfaces, Belfast sink and drainer under double glazed window to rear, integrated double oven and gas hob and extractor hood over, integrated microwave, tiling to splashback, space for fridge freezer, open plan with dining space with radiator and doors out to garden and door into;

**SEPARATE UTILITY: 10'4 x 6'6:** Work surface with glazed window to rear and side and space and plumbing for washing machine and tumble dryer.

**GUEST W.C.: 4'3 x 3'2:** Close couple W.C. and wash hand basin.

**CELLAR: 13'11 x 12'11:** A great storage space for ones own use.

**FIRST FLOOR LANDING: 22'6 x 2'11:** Fabulous teared landing space with doors into;

**BEDROOM ONE: 13'11max x 12'1(wardrobe) / 13'5max x 11'10(wardrobe):** A great size double bedroom with built in wardrobe system, beautiful sash double glazed windows to front, radiator and door into;

**EN-SUITE: 6'10 x 5'9:** White suite with panelled bath with 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 front.

**BEDROOM TWO: 14'4 / 13'8max x 9'6(wardrobe):** A further great size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

**EN-SUITE: 6'6 x 5'8:** White suite with shower over cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor, radiator and double glazed opaque window.

**BEDROOM THREE: 9'11max x 8'9min / 9'9:** A further double bedroom, double glazed window to rear and radiator.

**FAMILY BATHROOM: 6'11 x 6'8:** White suite with stand alone bath, wash hand basin, close couple W.C., tiling to floor and part walls, radiator and double glazed opaque window.

**SECOND FLOOR LANDING: 20'0 / 5'10max x 3'0min:** Doors into;

**BEDROOM FOUR: 20'1 x 8'9:** A fourth great size double bedroom with double glazed window to front, radiator and door into;

**EN-SUITE: 6'8 x 4'11:** White suite with shower cubicle, wash hand basin, close couple W.C., tiling to floor and radiator.

**BEDROOM FIVE: 13'11max x 10'10min / 13'7:** A final great size double bedroom with double glazed window to rear, radiator and door into;

**EN-SUITE: 6'8 x 5'0:** White suite with shower cubicle, wash hand basin, close couple W.C., ladder style towel rail/radiator and tiling to floor.

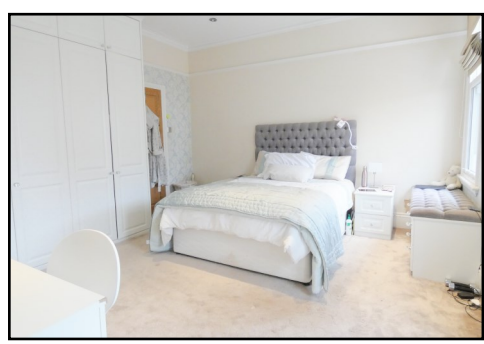
**REAR GARDEN:** A good size garden with patio area to side and fore leading to large lawn area with hedging and fencing to borders with a further paved patio area to rear.

**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.

Somerset 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		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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