



Connells

Vernon Avenue  
Birmingham



## Property Description

Situated on the sought-after Vernon Avenue in Handsworth Wood, this substantial four-bedroom detached home offers generous and versatile accommodation extending to approximately 2,121 sq. ft., ideal for growing families.

Set back behind a block-paved driveway providing ample off-road parking, the property also benefits from an integral garage.

The ground floor features a welcoming hallway with guest WC, two well-proportioned reception rooms including a bay-fronted lounge, and a spacious kitchen/dining area to the rear. A large conservatory overlooks the mature garden, creating an excellent additional living and entertaining space.

Upstairs, there are four bedrooms (three doubles and a good-sized fourth), along with a family bathroom and separate shower room.

The rear garden is mainly laid to lawn with a patio area and established trees and shrubs, offering a private outdoor setting.

Located close to local amenities, reputable schools and transport links into Birmingham City Centre, this is a fantastic opportunity to purchase a sizeable family home in a highly regarded area.

Viewing is highly recommended.

## Accommodation

Accessed via Front entrance Door

## Entrance Hallway

## Lounge

## Front Lounge

14' 10" x 11' 4" ( 4.52m x 3.45m )

## Rear Lounge

15' x 14' 10" ( 4.57m x 4.52m )

## Kitchen/Dining Room

18' 3" x 16' 4" ( 5.56m x 4.98m )

## Vestibule

To the side of the property for extra storage

## Conservatory

23' 7" x 17' 7" ( 7.19m x 5.36m )

Large Conservatory leading from the Dining area of the Kitchen

## First Floor Accommodation

## Bedroom One

14' 9" x 12' 9" ( 4.50m x 3.89m )

## Bedroom Two

15' 5" x 11' 5" ( 4.70m x 3.48m )

## Bedroom Three

10' 11" x 9' 5" ( 3.33m x 2.87m )

## Bedroom Four

9' 5" x 8' 5" ( 2.87m x 2.57m )

## Bathroom

## Shower Room

## Outside

To the front of the property is a Large driveway for several vehicles, there is also a Garage.

To the rear of the property is an extensive lawned area bordered by mature trees and shrubs. From the Conservatory is a paved patio area.

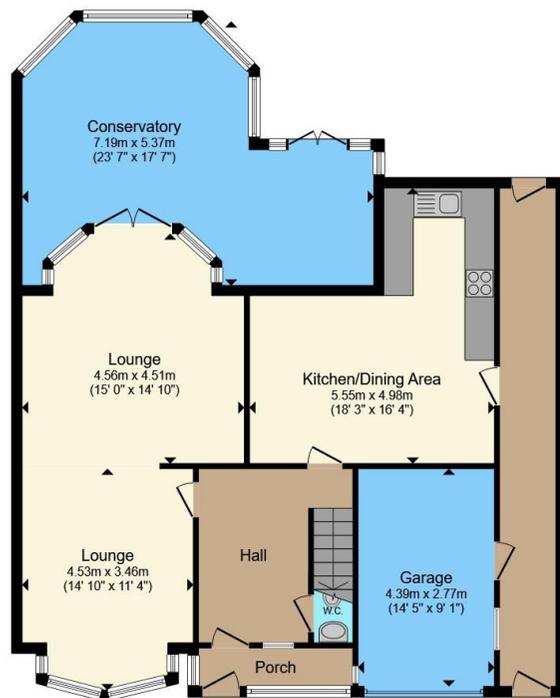
## Garage

14' 5" x 9' 1" ( 4.39m x 2.77m )









**Ground Floor**



**First Floor**

Total floor area 197.0 m<sup>2</sup> (2,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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