

# ACRES

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- \* TRADITIONAL STYLE PROPERTY
- \* POPULAR RESIDENTIAL LOCATION
- \* EXTENDED FAMILY LOUNGE
- \* FORMAL DINING ROOM
- \* LARGE FITTED BREAKFAST KITCHEN
- \* GUEST CLOAKROOM
- \* THREE DOUBLE BEDROOMS
- \* FAMILY BATHROOM
- \* GARAGE & OFF ROAD PARKING
- \* EPC RATING - E



95 Hamstead Hall Avenue, Handsworth Wood, B20 1JU - Offers Over £365,000

This is a wonderful traditional styled property located on a very popular residential road. The house is incredibly generous and benefits from double glazing and gas central heating (both where specified). The interiors include enclosed porch, very spacious and welcoming hallway, guests cloakroom, large formal dining room, extended family lounge with patio doors out to the garden and large fitted breakfast kitchen. To the first floor are three excellent double bedrooms, family bathroom with white suite and separate W.C. There is also a staircase leading up to a loft area with velux window. Outside is a fore garden offering parking space and access to garage front and to the rear is a large mature garden with patio, long lawn with an abundance of flowering and verdant trees and shrubs surrounding plus further garden and paved area to far rear. An early viewing is highly recommended.

Access is via a fore garden offering parking space and access to garage front (please check the suitability of the garage for your own vehicle).

**PORCH:** Double glazed door to front leading to a timber and glazed reception door into;

**HALLWAY:** A wonderful spacious entrance hall with plate rail, radiator, staircase to first floor, doors into lounge, dining room, kitchen and;

**GUEST WC/CLOAKROOM:** Low level WC, wash hand basin, window and door to side verandah and cloaks area.

**EXTENDED LOUNGE:** 18'5" x 13'8"max 13'1"min: A beautifully presented living room with patio door system to rear over looking the garden, two radiators, coving to ceiling and living flame effect fire with hearth.

**DINING ROOM:** 15'8"max into bay 12'0"min x 11'10": A wonderful formal dining room with double glazed leaded light bay window to front, classically styled fire surround, cast iron inset and decorative tiled cheeks and living flame effect fire, coving and medallion to ceiling, radiator.

**BREAKFAST KITCHEN:** 18'6" x 11'0"max 9'1"min: A superb family sized kitchen with a range of white high gloss units to include drawer, base and eye level cupboards, four ring gas hob, double oven/grill combi, stainless steel one and a half bowl sink and drainer, work surfaces and tiling to splashbacks, double glazed window to rear.

**BREAKFAST AREA:** Space for American style fridge freezer, coving to ceiling, picture rail, door into store cupboard, radiator, space for table and chairs and door to side verandah.

**SIDE VERANDAH/UTILITY:** Space and plumbing for washing machine, space for storage and other white goods, wall mounted gas central heating boiler, access to front and rear.

**FIRST FLOOR LANDING:** Opaque leaded light stained glass window to side, access to loft and doors into;

**BEDROOM ONE:** 16'0"max into bay 12'0"min x 14'4"min to wardrobe fronts 16'4"max into wardrobes: An exceptional double bedroom with deep double glazed window to rear, built in wardrobe system to one side, picture rail, radiator.

**INNER HALLWAY:** Inner hallway leading to staircase up to loft area and door into;

**BEDROOM TWO:** 16'2"max into bay x 12'0"max 8'8"min: Double glazed leaded light bay window to front, radiator and picture rail.

**BEDROOM THREE:** 12'3"max x 12'10"max 9'10"min: Double glazed leaded light window to front, radiator, picture rail.

**LOFT AREA:** 13'7" x 10'4"max 8'0"min: Double glazed velux window to rear, under eaves storage.

**BATHROOM:** 8'3" x 8'2": White suite comprising panelled bath, glazed shower screen and overhead shower, pedestal wash hand basin and double glazed patterned window, electric underfloor heating, ladder style radiator/towel rail, elegant tiling to walls and floor, linen cupboard.

**WC:** White close couple WC, tiling to part walls and floor, double glazed patterned window.

**REAR GARDEN:** The perfect compliment with patio to fore leading to a large lawn and further seating area to rear having a wonderful display of flowers and verdant trees and shrubs.

**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:** E

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

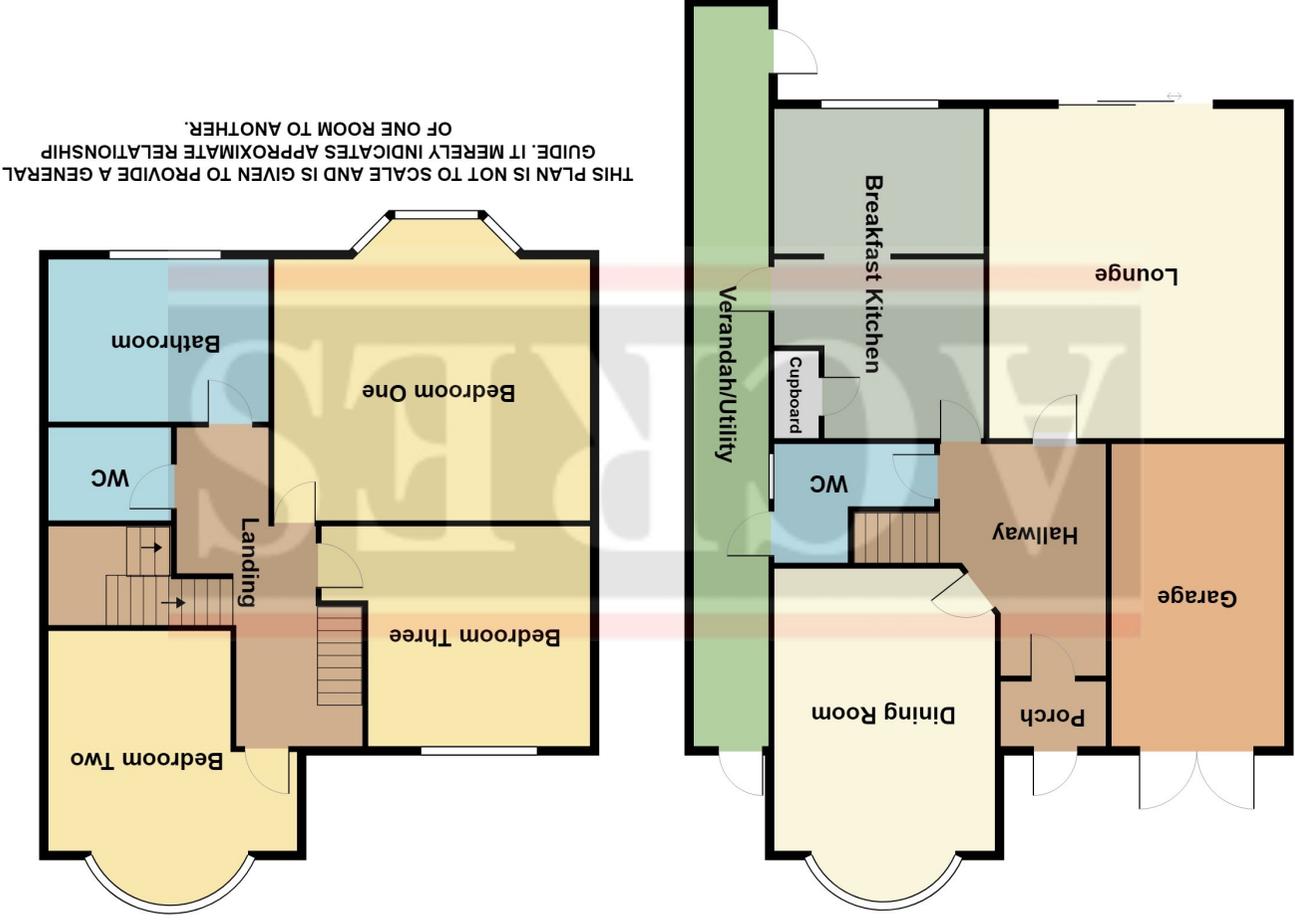


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE

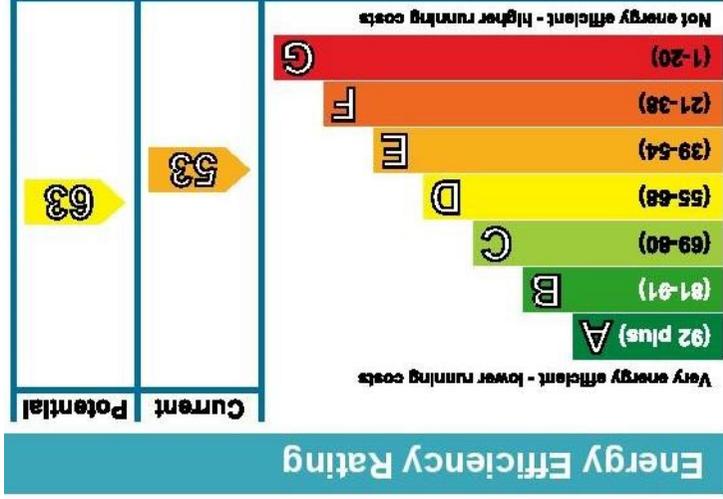


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Hamstead Hall Avenue, Handsworth Wood



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



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.



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