Wood Lane, Handsworth B20 2AA - Offers in the region of £200,000
This is an amazing opportunity to purchase a very generous traditional styled detached property that could be upgraded to ones own taste. Benefiting from single glazing (where specified) the interiors include; entrance hall, large family lounge, fitted kitchen with breakfast bar space. To the first floor are three amazing bedrooms, bathroom and separate WC. Outside is a fore garden with lawn and driveway to garage front and a mature rear garden. An early viewing is essential so as not to miss out on this opportunity!

Accessed via driveway leading to garage front for off road parking, front lawn, access to side gate and reception door into;

**HALLWAY: 5'11 / 13'0max x 2'10min:** Staircase to first floor, window to side, ceiling light point and doors into;

**THROUGH LIVING ROOM: 11'7max x 10'7min / 19'9:** Single glazed windows to front and rear, coving to ceiling, fire and surround, two ceiling light points and further door into;

**KITCHEN: 15'1max x 5'11min / 9'10max x 7'11min:** Having a fitted kitchen with a range of units to include drawer, base and eye level units, work surfaces over with tiled splashbacks, stainless steel sink and drainer under bay window to rear, integrated oven and electric hob with space and plumbing for fridge freezer and washing machine, door into garden.

**FIRST FLOOR LANDING: 13'2 x 5'11:** A light airy landing space, access to loft, window to front, ceiling light point, cupboard housing hot water tank and doors into;

**BEDROOM ONE: 19'9 x 11'7:** An extremely spacious double bedroom, window to front and rear, ceiling light points.

**BEDROOM TWO: 10'2 x 8'8:** A further double bedroom, window to front, ceiling light point.

**BEDROOM THREE: 9'9 x 8'8:** A great size third bedroom, window to front, ceiling light point.

**BATHROOM: 6'5 x 5'10:** Blue suite, comprising panelled bath with shower over, wash hand basin, part tiled splashback, window to rear, electric heater/towel rail.

**SEPARATE W.C.: 5'9 x 2'7:** Close couple W.C., part walls tiled, window to rear, ceiling light point.

**GARAGE: 15'8 x 8'9:** Traditional wooden and glazed pull to doors to front, window to side along with door to rear, both gas and electric metro to side. *(please check the suitability of this garage for your own vehicle)*

**REAR GARDEN:** Paved patio to fore with steps leading to lawn and fencing to boarders.

**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.