



 6
Bedrooms

 2
Bathrooms



Beaming with character, Pam Estates Ltd bring to the market this delightful six bedroom, three storey period property for sale. This beautifully presented end of terrace house offers a great combination of generously sized rooms, high ceilings, character features and modern improvements, all situated in an excellent location off Handsworth Wood Rd (B4124), within a short stroll to shops, schools and local amenities.

This charming period property comprises of a bright and spacious welcoming entrance hall having a ground floor Wc, cloak room, cosy and spacious front reception room with bay to front aspect and living room to rear both with plenty of period charm, following into a newly renovated kitchen/diner, with door to courtyard style garden partly laid to lawn and slabbed patio area.

A stunning restored hardwood period stair bannister with contemporary wall panels throughout take you to the first floor, having a good sized family bathroom, two double bedrooms with a single bedroom to front aspect. To the second floor there are three bedrooms a family bathroom with a large and particularly spacious boarded loft, accessed by a pull down folding loft ladder.

At basement level there is a cellar that can be used as a storage room.

Reception Room: 15'4" x 14'6 (6.68m x 4.45m)

Living Room: 15'4" x 14'5" (4.68m x 4.41m)

Ground Floor Wc:

Cellar: 16' x 13' (4.87m x 3.96m)

Kitchen/Diner: 29'1" x 11' (8.86m x 3.36m)

Utility Room: 11' x 4'5" (3.36m x 1.34m)

Bedroom One: 14' x 12'5" (4.26m x 3.81m)

Bedroom Two: 10'6" x 8' (3.19m x 2.43m)

Bedroom Three: 16'12" x 14'10" (4.91m x 4.29m)

Bathroom: 5'8" x 10'7" (1.76m x 3.26m)

Bedroom Four: 14'7 x 12'9" (4.44m x 3.89m)

Bedroom Five: 10'4" x 7'4 (3.15m x 2.24m)

Bedroom Six: 16' 1 x 14'2 (4.90m x 4.32m)

Shower Room

Loft: 22'7" x 9'1" (6.91m x 2.77m)

To appreciate the deceptively spacious accommodation and beautiful character of this newly renovated family home, viewing is highly recommend.
For further information and viewings contact Pam Estates Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

