

ACRES

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DRAFT

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- THROUGH LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- STUNNING MODERN FAMILY BATHROOM
- DRIVEWAY & SIDE GARAGE
- LARGE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)
- HIGH SPEC THROUGHOUT
- SOUGHT AFTER LOCATION



MILLFIELD ROAD, BIRMINGHAM, B20 1EE - OFFERS OVER £335,000

Presenting an extremely well-presented and high-quality three-bedroom semi-detached family home, ideally situated in the heart of Handsworth Wood, Birmingham. With convenient access to local shops, public transport links, and well-regarded schooling, this beautifully finished property is perfect for first-time buyers seeking a home of exceptional standard with further potential to extend. To the front, the property features a generous driveway providing ample off-road parking, leading to a side garage and a door into an enclosed porch. From here, you are welcomed into a light and airy hallway, beautifully presented throughout, with elegant double doors opening into a spacious open-plan living and dining room—an ideal space for both everyday family living and entertaining. The ground floor is further complemented by a modern fitted kitchen offering excellent workspace and storage. To the first floor, a spacious landing provides access to two well-proportioned double bedrooms, a third generously sized single bedroom, and an extremely well-presented modern family bathroom finished to a superb standard. To the rear, the home enjoys a well-maintained garden featuring a patio area leading to a large lawn, offering an excellent outdoor space for relaxation and play. Finished to a fantastic standard throughout and boasting brilliant scope for future extension, this outstanding family home presents a rare opportunity and is perfectly suited for first-time buyers. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking leading to side garage front and double glazed entrance door, into;

PORCH: 5'3 x 2'7: Having double glazed windows and internal door into;

HALLWAY: 6'7 max, 3'5 min x 14'1: A light and airy entrance with stairs to first floor, radiator and double door into;

THROUGH LOUNGE/DINER: 9'8 x 27'4 (bay): A great size through living / dining space with radiator, double glazed window and door to rear and double glazed bay window to front.

FITTED KITCHEN: 8'6 x 7'7: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, tiling to floor and space for fridge freezer along with door leading into side garage.

LANDING: 5'6 max, 2'5 min x 6'3: Doors into;

BEDROOM ONE: 10'1 x 13'5 (bay): A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'1 x 13'2 (bay): A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 8'1 x 7'9: A final spacious bedroom with double glazed window to rear and radiator.

BATHROOM: A stunning modern fitted suite with freestanding bath, shower over, wash hand basin set into vanity unit, tiling to walls, tiling to floor, radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with brick block paved patio area and lawn with fencing to borders.

GARAGE: 8'6 x 23'4: Up and over garage door to front, ceiling light and power points. (Please check the suitability of this garage for your own vehicle)

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: C

VIEWING: Recommended via Acres on 0121 358 6222.



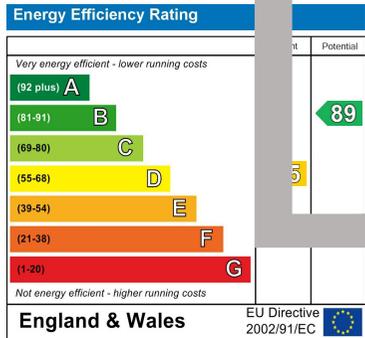
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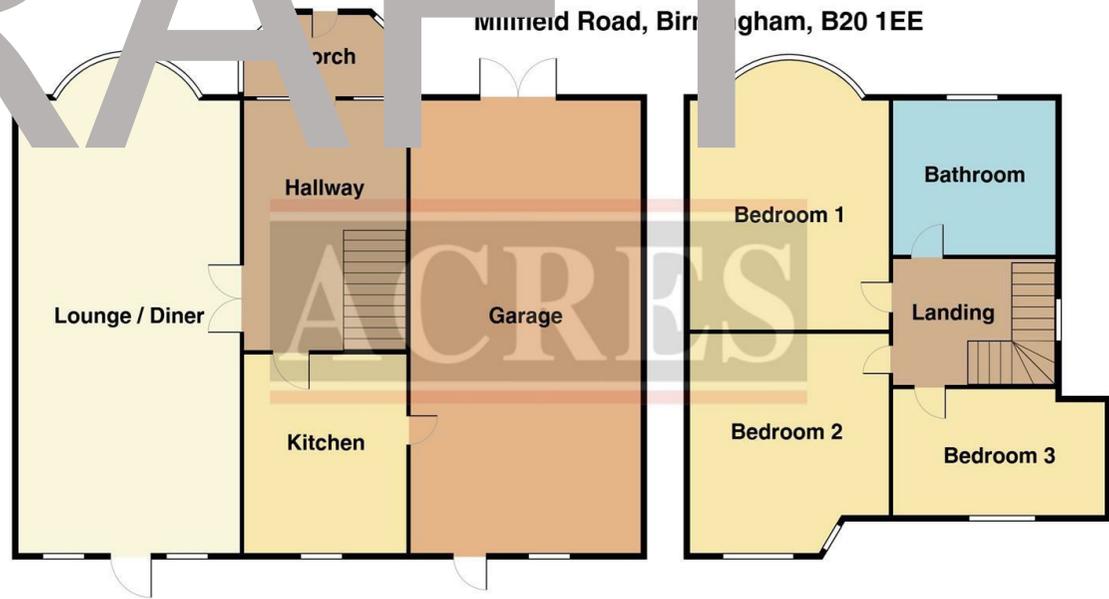
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COUNCIL TAX BAND: C **COUNCIL:** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



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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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.

