

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * EXTENDED DETACHED HOUSE
- * THREE BEDROOMS
- * THREE RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY
- * DOWNSTAIRS SHOWER ROOM
- * MAIN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * WELL KEPT GARDEN TO REAR
- * POTENTIAL TO EXTEND (STPP)



Millfield Road, Handsworth Wood B20 1EA - Offers in the region of £440,000

This is a beautifully presented detached property located on this excellent residential road with potential for extension to both side and rear (STPP). Benefiting from double glazing and gas central heating (both where specified). The interiors include enclosed porch, spacious lovely entrance hall, stylish lounge to front leading into second sitting room and third reception room currently as diner. Generous fitted kitchen with separate utility area along with guest W.C. / Shower room. To the first floor are three double bedrooms and a large bathroom with white suite. Outside is a fore driveway offering multiple parking space. To the rear is a large garden with patio and long lawn attracting beams of sunlight. This is a lovely family home that needs to be viewed internally to appreciate both size and potential! Hurry before you're too late!

Accessed via driveway allowing off road parking, access to garage front and door into;

PORCH: 6'1 x 1'8: Double glazed windows and door with door into;

HALLWAY: 15'8 x 5'11 x 3'1min: Stairs to first floor, radiator and doors into;

RECEPTION ONE: 14'3 / 13'0 x 12'2min: A great size living area with brick fire surround and fire, radiator, double glazed bay window to front and doors into;

RECEPTION TWO: 12'1 x 10'3min / 11'0: A further great size sitting room with radiator and double glazed doors out to rear.

DINING ROOM: 17'3 x 16'1 / 10'7: A great final reception room currently used as diner with radiator and door into Utility area.

KITCHEN: 8'10 x 7'10: Fitted kitchen with 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, cupboard space and door into;

UTILITY: 6'2 x 6'0: A great space for ones own use with space and plumbing for washing machine and tumble dryer and door out to rear.

DOWNSTAIRS GUEST W.C.: 6'7 x 3'11: Shower cubicle, wash hand basin, close couple W.C. and double glazed opaque window to rear.

LANDING: 8'1 / 6'1 x 4'5: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'2 / 10'2(wardrobe) x 9'4: A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 12'4 x 10'4min / 11'1: A further good size double bedroom with double glazed window to front and radiator.

BEDROOM THREE: 9'2 x 6'2min / 8'0 x 4'4min: A final great sized bedroom, double glazed window to front and radiator.

BATHROOM: 8'9 x 6'5min / 7'10 x 6'0min: Large family bathroom fitted suite with corner bath, wash hand basin set into vanity unit, close couple W.C., tiling to walls, ladder style radiator and double glazed opaque window to rear.

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

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.

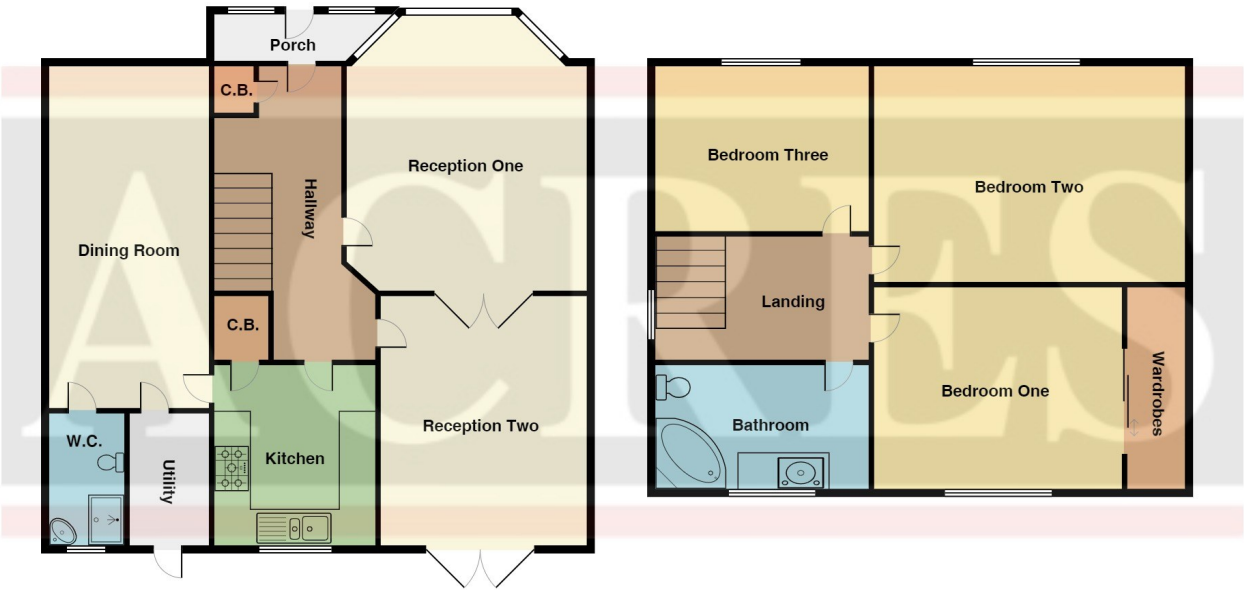
VIEWING: Recommended via Acres on 0121 358 6222.



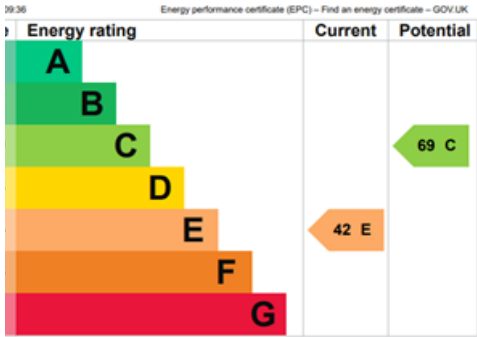
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.

Millfield Road, Handsworth Wood B20 1EA



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



shows this property's current and potential energy rating.

MILLFIELD ROAD, HANDSWORTH WOOD B201EA