

ACRES

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- STUNNING SEMI DETACHED FAMILY HOME
- STUNNING INTERIORS / SPEC THROUGHOUT
- SIX DOUBLE BEDROOM
- TWO SPACIOUS RECEPTION ROOMS
- MODERN EXTENDED KITCHEN / DINER
- GROUND FLOOR SHOWER ROOM / GUEST W.C.
- THREE FURTHER SHOWER / BATHROOMS
- LOW MAINTENANCE REAR GARDEN & BRICK BUILT outhouse
- OFF ROAD PARKING TO FRONT
- PRIME LOCATION



WYE CLIFF ROAD, BIRMINGHAM, B20 3TB - OFFERS IN THE REGION OF £585,000

Discover this exceptional six-bedroom semi-detached residence set in the heart of Handsworth, perfectly positioned for highly regarded local schooling, excellent public transport links, and a wide range of nearby shops. Brimming with character and finished to an outstanding standard throughout, this impressive home offers generous living space ideal for modern family life. To the front, the property boasts a large driveway leading into a spacious enclosed porch, opening onto a beautiful and welcoming entrance hallway. The ground floor features a charming front reception room with an elegant feature bay window, a rear extended reception room, and a stunning extended open-plan high-quality fitted kitchen and dining area. A modern downstairs shower room completes the ground floor accommodation. The first floor offers a spacious landing full of character, leading to four well-proportioned double bedrooms, including bedroom two with a contemporary en-suite, along with a modern family bathroom. A further staircase ascends to the second floor, providing access to a fifth double bedroom, a sixth single bedroom, and an additional modern shower room. Outside, the rear of the property features composite decking, a patio area, and a lawned garden, along with a versatile brick-built outhouse currently utilised as an office, gym, and storage space. This remarkable property offers superb family living, blending space, style, and convenience in a highly sought-after location. **HURRY BEFORE YOU'RE TOO LATE!**

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

PORCH: 6'4 x 5'4: Having double glazed windows and internal door into;

HALLWAY: 23'7 max, 10'3 min x 23'7: A stunning spacious, light and airy entrance having fire surround and fire, stairs to first floor, radiator and doors into;

LIVING ROOM: 14'2 max, 13'7 min x 17'8 (bay): A great size living area with radiator, double glazed feature bay window to front.

EXTENDED SITTING ROOM: 13'1 max, 12'3 min x 30'5: A further spacious extended living space with radiators, bi-fold doors to rear, two skylights and spotlights to ceiling.

OPEN PLAN KITCHEN/DINER: 11'3 max, 10'9 min X 35'5: A modern open plan fitted kitchen / diner with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to side, integrated oven, cooker with gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiling to floor, radiator and spacious dining area.

GUEST W.C./SHOWER ROOM: 2'8 x 7'4: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls and floor.

LANDING: 14'3 max, 3'2 min x 2'7: Double glazed opaque window to side and doors into;

BEDROOM ONE: 13'8 x 16'6 (bay) 13'5 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 13'2 max, 9'8 min x 16'6: A further good size double bedroom with double glazed window to rear and radiator along with door leading into;

Ensuite: 2'8 x 10'9: A modern re-fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C and tiling to walls.

BEDROOM THREE: 10'2 x 13'6 (bay) 11'5 min: A third double bedroom with double glazed bay window to front and radiator.

BEDROOM FOUR: 11'4 x 9'5: A fourth double bedroom having double glazed window to rear and radiator.

BATHROOM: 7'5 x 11'2: A stunning modern fitted suite with stand alone bath, large walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, spotlights to ceiling, radiator and double glazed opaque window to side.

SECOND FLOOR LANDING: 14'8 max, 3'1 min x 9'3 max, 3'2 min: Double glazed opaque window to side and having doors into;

BEDROOM FIVE: 13'2 max, 11'9 min x 11'7: A further double bedroom having double glazed window to rear, radiator, leading into;

WALK IN WARDROBE: 5'7 x 6'9: A fantastic additional space for ones own use, currently used as walk in wardrobe and ceiling spot lights.

BEDROOM SIX: 11'7 x 9'1: A final single bedroom having double glazed window to side and radiator.

SHOWER ROOM: 3'5 x 8'1: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity, close couple W.C, tiling to walls and floor and radiator

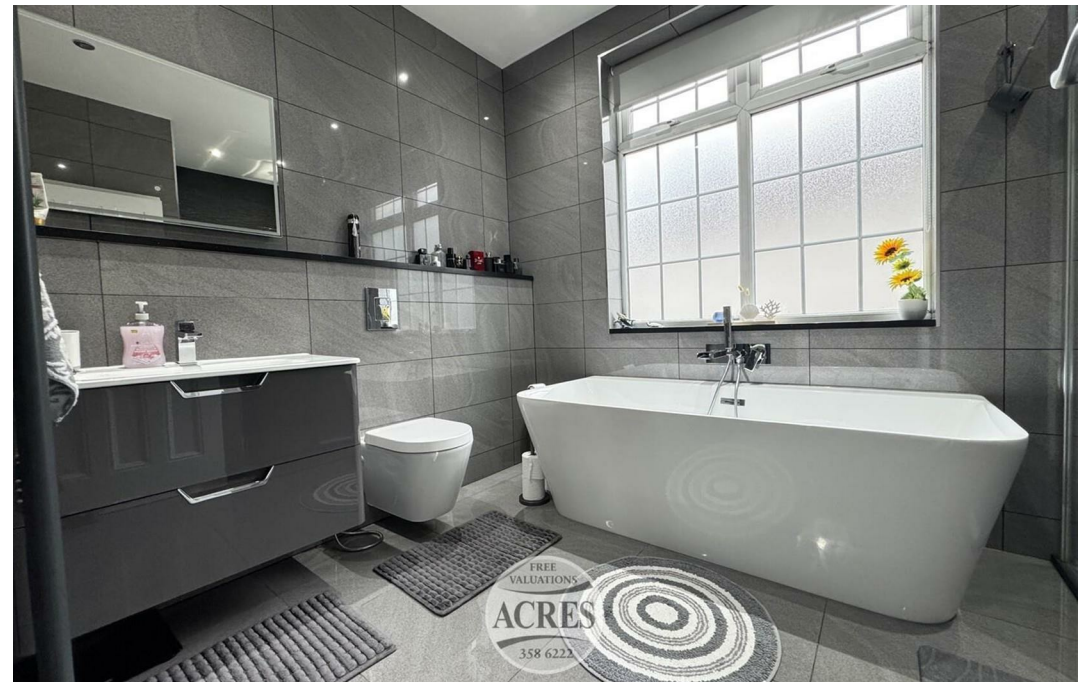
REAR GARDEN: A good size garden with composite decked patio area and lawn with mature plants, shrubs and trees along with fencing to borders along with double doors into;

OUTHOUSE: A fantastic addition to the property situated at the rear of the garden having;

OUTHOUSE OFFICE: 8'4 x 11'7: Double glazed window, light and power.

OUTHOUSE GYM: 9'10 x 11'7: Double glazed window to front, light and power.

OUTHOUSE STORE ROOM: 8'11 x 12'5: Light and power.



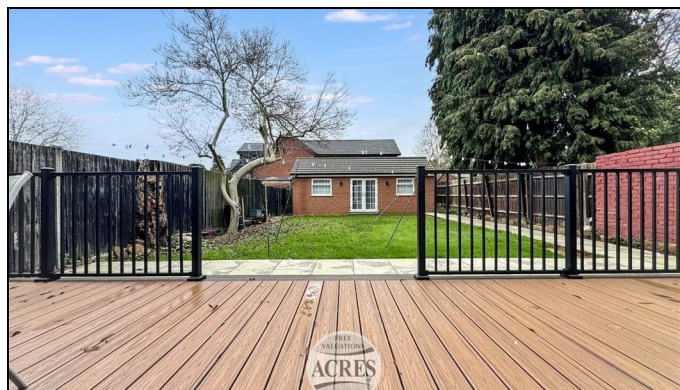
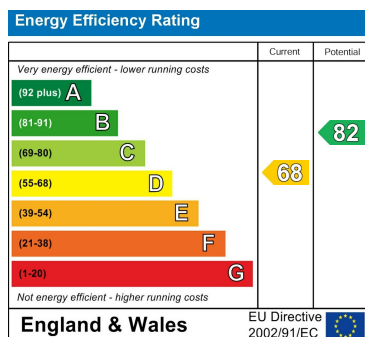
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



18 Wye Cliff Road, Birmingham, B20 3TB



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.