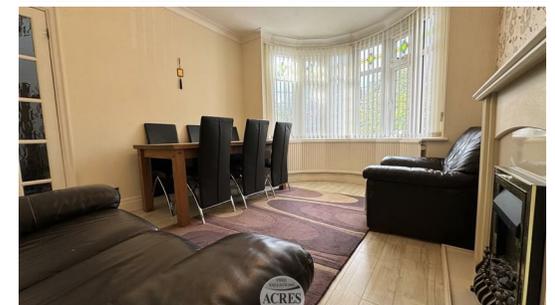


ACRES

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

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS FRONT RECEPTION ROOM
- ADDITIONAL REAR RECEPTION ROOM
- SPACIOUS FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING & INTERNAL GARAGE
- SOUGHT AFTER PROPERTY & LOCATION



HUDSON ROAD, BIRMINGHAM, B20 2NA - OFFERS OVER £395,000

A well-presented three double bedroom detached home, set in the heart of Handsworth Wood with close proximity to Hamstead Village, excellent public transport links and highly regarded local schooling. The property is approached via off-road parking with access to an internal garage. The ground floor comprises two spacious reception rooms, a generously sized fitted kitchen, a separate utility room and a convenient downstairs guest WC. On the first floor, a large landing leads to three well-proportioned double bedrooms and a modern family bathroom. To the rear, the property enjoys a substantial garden, featuring a paved patio area, mature lawn and trees, ideal for outdoor entertaining and family living. **HURRY BEFORE YOU'RE TOO LATE - SOUGHT AFTER LOCATION!**

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

PORCH: 6'8 x 2'4: Double glazed windows and internal door into;

HALLWAY: 7'2 max, 4'4 min x 15'2: A spacious entrance having stairs to first floor, radiator, double glazed window and doors into;

FRONT RECEPTION ROOM: 11'0 x 14'5 (bay) 10'9 min: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 10'9, 14'7 (bay) x 11'9: A further spacious living space with fire surround, radiator and double glazed window and door system to rear.

FITTED KITCHEN: 9'5 x 13'7 max, 10'9 min: A spacious 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, space and plumbing for dishwasher, space for fridge freezer, tiling to floor and door into;

UTILITY ROOM: 5'3 x 17'4: A really useful storage space with storage cupboards, sink and double glazed window, space and plumbing for washing machine and dryer and double glazed door to rear along with door to front and door into internal garage.

DOWNSTAIRS GUEST W.C: 3'10 x 6'0: Having W.C.

LANDING: 9'5 max, 2'5 min x 17'1 max, 9'3 min: An amazing size landing having glazed picture window to front and doors into;

BEDROOM ONE: 11'0 x 14'4 (bay) 10'9 min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 11'0 x 12'0: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 7'7 x 10'9: A final double bedroom with double glazed window to front and radiator.

BATHROOM: 9'3 x 5'5: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A fantastic sized garden with paved patio area and lawn with mature trees and shrubs and fencing to borders.

INTERNAL GARAGE: 7'14 x 15'2: Having double opening doors to front, ceiling light and power points.

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.



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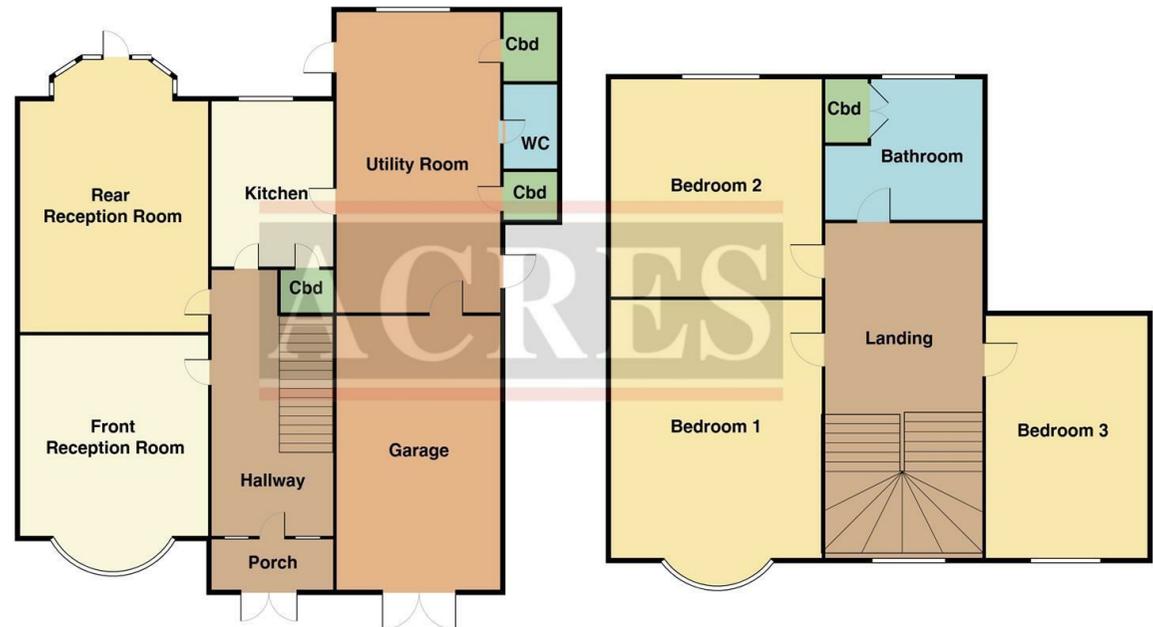
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



5 Hudson Road, Birmingham, B20 2NA



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.

