ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS
- FIVE RECEPTION ROOMS PLUS CONSERVATORY
- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS GUEST W.C.
- TWO FAMILY BATHROOMS
- MASTER BEDROOM WITH EN SUITE
- GATED DRIVEWAY AND REAR GARDEN
- FANTASTIC PRIME LOCATION
- NO UPWARD CHAIN

ENGLESTEDE CLOSE, HANDSWORTH, B20 1BJ - OFFERS IN THE REGION OF £790,000

Acres are delighted to offer for sale this incredible executive styled property that offers amazing spacious interiors throughout. Benefiting from double glazing and gas central heating both where specified. The interiors include enclosed porch, wonderful large welcoming entrance hall, five spacious reception rooms along with large conservatory opening into large comprehensively fitted kitchen with separate utility and downstairs guest W.C.. To the first floor is a fabulous landing space, five excellent double bedrooms main with en-suite along with family shower room. To the third floor offers a further large living space with a double bedroom, walk in wardrobe and further bathroom (Ideal for a self-catered accommodation!). Outside is a gated driveway with access to single garage front, deep brick blocked fore garden offering multiple off road parking space and mature planted beds. To the rear is garden with patio to fore and lawn. NO UPWARD CHAIN!

Accessed from the fore via double gates to long sweeping driveway offering ample off road parking for multiple cars along with access to garage front plus door into;

PORCH: Glazed entrance door and windows, leading to;

HALLWAY: 5'4 x 27'3 : A grandee entrance hall with feature staircase to first floor, cupboard space, radiator and doors into;

LIVING ROOM: 13'10 max, 9'4 min x 23'5: A great size through living area with fire surround and fire, wall lights, dado rail, coving to ceiling, radiator and glazed window to front and door into conservatory.

DINING ROOM: 13'9 x 17'10: A further great size reception room previous used as dining space with dado rail, radiator and double doors into kitchen along with door into;

STUDY: 11'10 max, 5'6 min x 13'5: A further living space for ones own use, glazed window to side along with door into utility room.

SITTING ROOM: 13'10 x 9'10: Having fire surround with fire, double glazed window to front and radiator.

OPEN PLAN KITCHEN: 18'9 x 11'9: 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, central island, space and plumbing for dishwasher, radiator and double doors into conservatory and rear garden.

SEPARATE UTILITY: 8'3 x 9'3 Having radiator, part tiled walls and housing gas central heating boiler.

DOWNSTAIRS GUEST W.C: 6'5 x 6'3 Close couple W.C., wash hand basin and radiator.

FOURTH RECEPTION ROOM: 13'10 x 9'10: Double glazed window and door to rear, radiator along with door into garage.

CONSERVATORY; 14'5 x 15'5: A fantastic sized conservatory, fully double glazed windows and two radiators and door onto rear patio / garden.

LANDING: 5'4 X 20'10: A fabulous landing space with doors into;

BEDROOM ONE: 13'11 max, 11'7 (wardrobe) x 24'8 (to bay): A great size double bedroom with double glazed window to front and rear along with radiator and fitted wardrobes.

BEDROOM TWO: 14'0 max, 8'10 min x 27'4 max, 9'10 min: A further double bedroom double glazed window to front and rear, radiator and door into;

ENSUITE: 9'6 x 12'10: Having close coupled W.C, wash hand basin and walk in shower, radiator and storage cupboards.

BEDROOM THREE: 12'7 X 12'4 max 9'6 (wardrobe): A great sized double bedroom, double glazed window to rear, wash hand basin and radiator.

BEDROOM FOUR: 9'10 x 13'9 max, 9'10 (wardrobe): A further spacious double bedroom, double glazed doors onto balcony, wash hand basin set into vanity unit, radiator and built in wardrobe system.

BATHROOM: 9'6 max, 7'4 min x 6'2: Close coupled W.C, wash hand basin, double walk in shower, part tiled walls and radiator.

BEDROOM FIVE: 8'10 max, 7'3 min x 26'10: A great sized double bedroom with built in wardrobe system, radiator and double glazed window to side.

BEDROOM SIX: 12'11 x 13'3: Located on the second floor is a final double bedroom, double glazed velux window to rear, radiator and door into;

WALK IN WARDROBE:5'2 x 13'2: A great sized walk in wardrobe offering good head space along with ceiling light.

BATHROOM: 9'0 X 5'11: Modern fitted suite with panelled bath with shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque velux window to side.

REAR GARDEN: A good size garden with paved patio area and lawn, fully enclosed with walled borders.

GARAGE: : Up and over garage door, ceiling light and power points. (please check the suitability of this garage for your own vehicle)

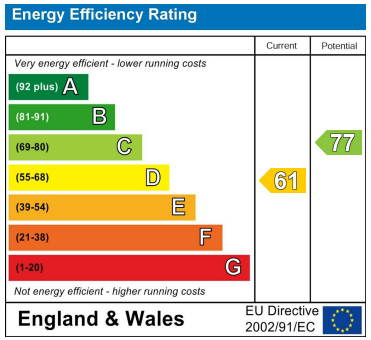
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

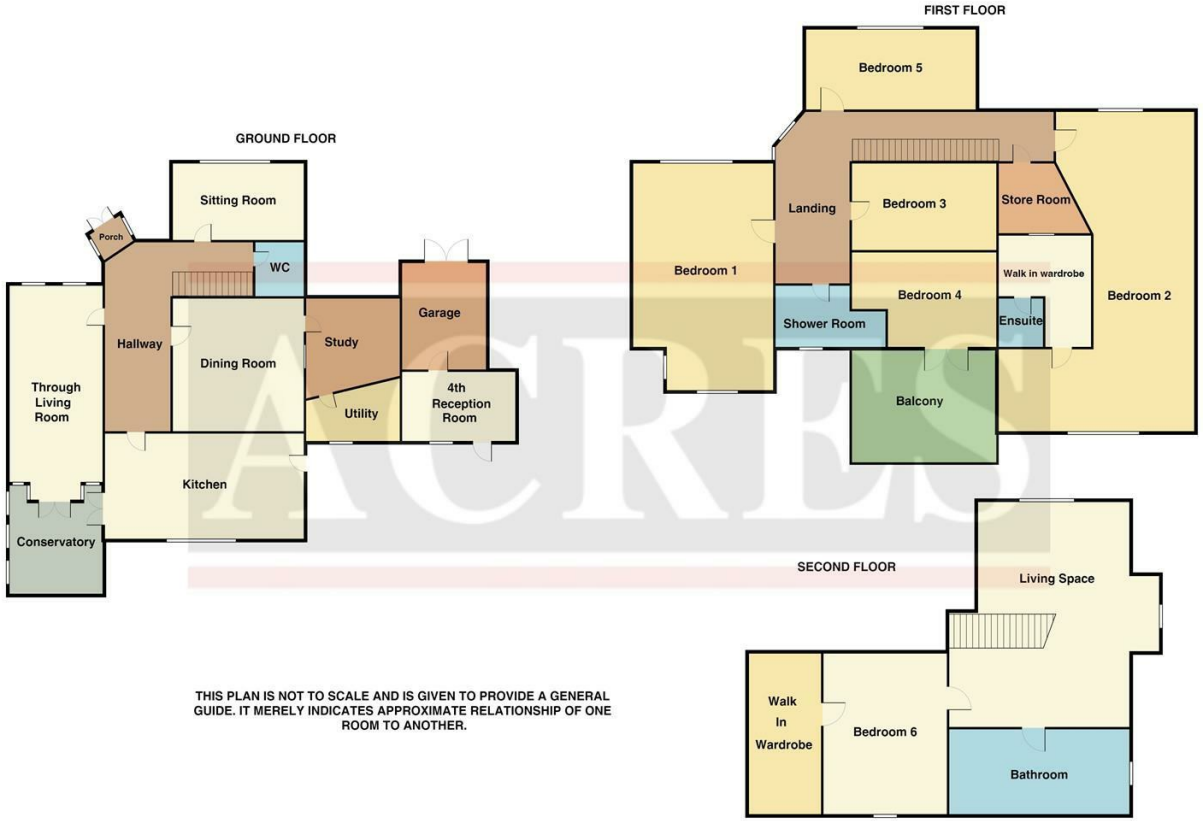
The Property Ombudsman

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 : G COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





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.