ACRES

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



- END OF TERRACED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- FITTED KITCHEN
- SPACIOUS CONSERVATORY
- FITTED FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN
- QUITE CUL-DE-SAC LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO UPWARD CHAIN





EARLSWOOD COURT, BIRMINGHAM, B20 2DP - OFFERS AROUND £215,000

A spacious and well-presented end-of-terrace family home, ideally situated in a quiet cul-de-sac location in the heart of Handsworth Wood, with fantastic schooling, public transport links and local shops all within easy reach. The property benefits from a fore garden with lawn and pathway leading to a spacious enclosed porch, providing further access into a bright and spacious through open-plan living and dining room. The ground floor also offers a fitted kitchen and a large conservatory overlooking the rear garden. To the first floor is a spacious landing leading to two well-proportioned double bedrooms, a good-sized third single bedroom and a fitted family bathroom. To the rear is a low-maintenance garden, featuring a paved patio area leading onto a lawned section. Offered for sale with no upward chain, this property would make an ideal purchase for first-time buyers, growing families or investors. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed from the fore via front lawned garden and footpath leading to double glazed entrance door, into;

PORCH: 8'1 x 3'2: Double glazed windows and internal door into;

THROUGH LOUNGE/DINER: 15'8 max, 8'7 min x 24'8: A great size through living / dining space with fire surround and fire, storage cupboard, stairs to first floor, radiator and double glazed window to front and door into;

FITTED KITCHEN: 6'6 x 11'3: A fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, space for cooker with extractor hood over, tiling to splashback, space for fridge freezer and wall mounted central heating boiler.

CONSERVATORY: A great additional space for ones own use with space and plumbing for washing machine, space for tumble dryer, double glazed windows and double glazed door to rear.

LANDING: 5'7 max, 2'6 min x 10'7: Doors into;

BEDROOM ONE: 9'8 x 13'6: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'8 x 12'0: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 5'7 x 8'2: A final single bedroom with double glazed window to front and radiator.

BATHROOM: 6'2 x 5'5: A fitted suite with panelled bath, shower over, wash hand basin, close couple W.C, tiling to part walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.











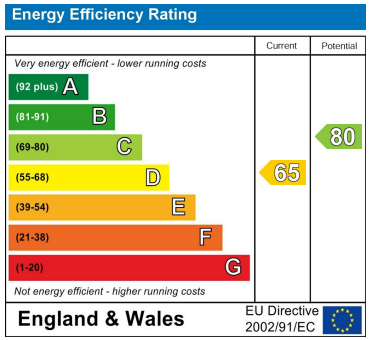

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

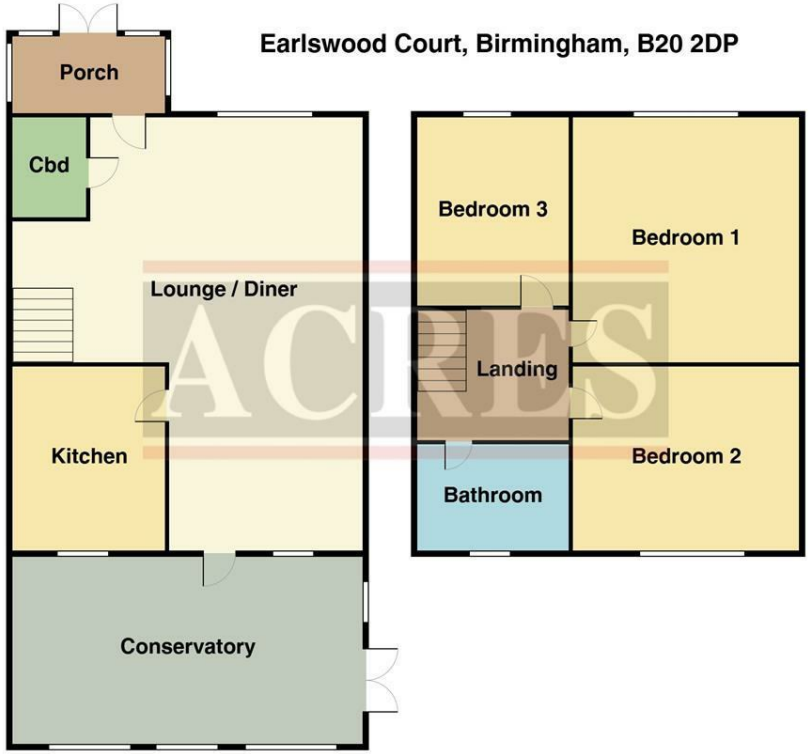
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222







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.