

# ACRES

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- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EXTENDED LIVING ROOM
- OPEN PLAN FITTED KITCHEN / DINER
- ADDITIONAL SPICE KITCHEN / UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM / GUEST W.C.
- MODERN FITTED FAMILY BATHROOM
- LOW MAINTIANCE REAR GARDEN BACKING ONTO PRIVATE GOLF COURSE
- LARGE DRIVEWAY TO FRONT ALLOWING OFF ROAD PARKING
- HIGH SPEC THROUGHOUT



**CRAYTHORNE AVENUE, BIRMINGHAM, B20 1LN - OFFERS OVER £475,000**

Discover this heavily extended four-bedroom detached family home, ideally positioned in the heart of Handsworth Wood, Birmingham. Perfectly placed for excellent local schooling, convenient access to shops, and reliable public transport links, this beautifully finished property offers generous living space across three floors. To the front, the home boasts a large driveway providing ample off-road parking, leading into a substantial enclosed porch and further into a spacious hallway. The ground floor features an extended living room, ideal for family relaxation, alongside an open-plan kitchen/diner offering modern, versatile space for cooking and entertaining. Additional ground-floor facilities include a multi-purpose storeroom/study/playroom, a separate utility room/spice kitchen, and a stylish modern downstairs family shower room. The first floor offers a generous landing, giving access to three well-proportioned bedrooms and a modern family bathroom. A further staircase rises to the second floor, where you will find the impressive master bedroom, enjoying fantastic views over Handsworth Wood Golf Course. To the rear, the property boasts a landscaped garden with an inviting patio area leading to a lawn, complemented by an additional rear patio, perfect for outdoor seating and entertaining. Finished throughout to an excellent standard, this exceptional family home offers space, style, and a superb location. **HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via large paved driveway offering off road parking, leading to double glazed entrance door, into;

**PORCH:** 6'1 x 5'9: Having double glazed window and internal door into;

**HALLWAY:** 5'9 max, 3'5 min x 12'9: A large light and airy entrance with stairs to first floor, chrome radiator and doors into;

**EXTENDED LIVING ROOM:** 14'8 max, 9'6 min x 22'4: A great size living area with modern vertical radiators and double glazed doors to side and rear.

**OPEN PLAN KITCHEN/DINER:** 8'1 x 30'4: A modern fitted kitchen open plan with dining space 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, tiling to floor, space for fridge freezer, dining space with double glazed window to front, radiator and door into;

**UTILITY ROOM:** 6'3 max, 2'9 min x 23'4 max, 22'4 min: A great additional space with fitted with sink and drainer under double glazed windows to rear, space and plumbing for washing machine, space for tumble dryer, tiling to floor and radiator.

**PLAYROOM/STUDY:** 8'4 x 9'3: A great additional space for ones own use with double glazed window to front and radiator.

**GUEST W.C./SHOWER ROOM:** 7'4 x 8'1: A modern fitted suite with walk in shower cubicle, close couple W.C, wash hand basin set into vanity unit, chrome ladder style radiator and tiling to floor.

**FIRST FLOOR LANDING:** 6'2 max, 3'2 min x 13'5: Double glazed opaque window to front, stairs to second floor and doors into;

**BEDROOM TWO:** 14'9 x 11'8: A good size double bedroom with double glazed window to rear and radiator.

**BEDROOM THREE:** 8'1 max, 6'1 (wardrobe) x 13'8 max: A third double bedroom with built in wardrobe system, double glazed window to front and radiator.

**BEDROOM FOUR:** 8'3 max, 6'3 (wardrobe) x 12'3: A final spacious bedroom with built in wardrobe system, double glazed window to rear and radiator.

**BATHROOM:** 8'2 x 8'2: A modern fitted suite with corner panelled jacuzzi style bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

**SECOND FLOOR LANDING:** 2'2 x 4'4: Stairs from first floor and door into;

**BEDROOM ONE:** 22'9 max, 10'9 max: A great size double bedroom having two double glazed windows to rear and radiator.

**REAR GARDEN:** A fantastic sized landscaped garden with paved patio area and lawn with mature plants, shrubs and trees along 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:** E.

**VIEWING:** Recommended via Acres on 0121 358 6222.



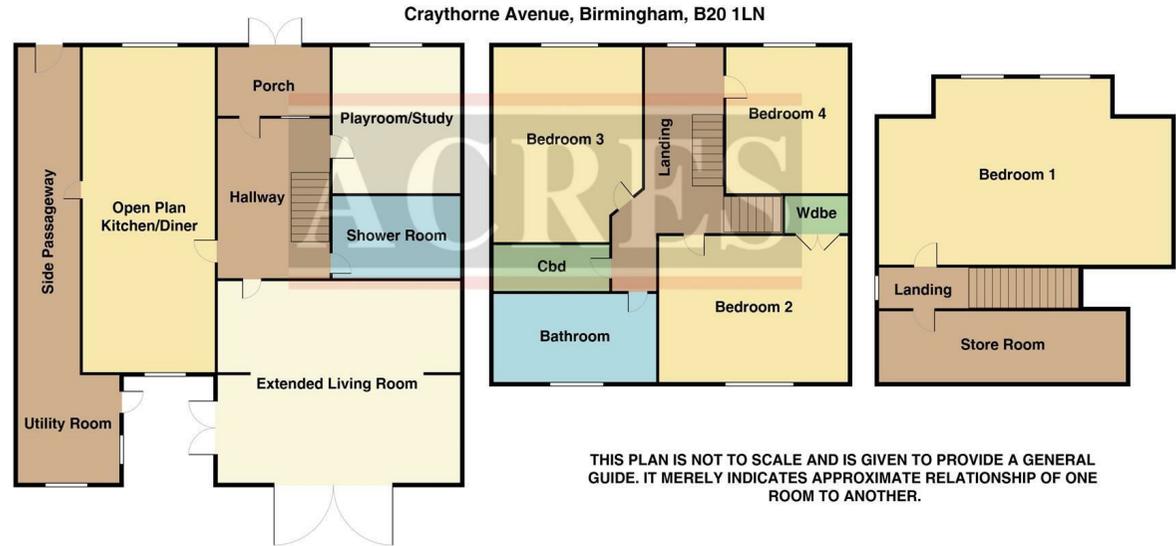
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**COUNCIL TAX BAND :** E                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	78

England & Wales      EU Directive 2002/91/EC



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.