



The Grange, Handsworth Wood
Birmingham, B20 1BH

Offers Over £675,000

Paul Carr Estate Agents are pleased to offer this extended exclusive property set within a substantial plot and positioned at the head of a very sought after cul de sac in Handsworth Wood.

This bespoke property comprises a porch entrance, hallway, study, lounge, extended dining room with a snug area, a fantastic open plan fitted kitchen / breakfast room, utility and w/c to the ground floor.

The first floor consists of a double bedroom with an en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom. The second floor is the master bedroom with a dressing room and an en-suite shower room.

To the front of the property is a landscaped garden, a large tarmac driveway leading to a separate double garage. The very large rear garden has potential to build another property subject to planning but is currently lawn garden with sun patio areas.

Ideally located for local amenities, public transport links and School catchment.

Viewing is highly recommended to appreciate this property.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Hamstead Residential Sales Department on 0121 358 4444

or via Hamstead@paulcarrestateagents.co.uk



Porch

Hallway

Study 2.35m (7'9") x 2.29m (7'6")

Lounge 5.14m (16'10") x 3.45m (11'4")

Sitting/Dining Room 7.61m (25') x 3.44m (11'3")

WC

Kitchen/Breakfast Room 6.49m (21'4") x 4.41m (14'6") max

Shower Room

Utility 2.10m (6'11") x 1.62m (5'4")

Bedroom One 3.71m (12'2") x 2.72m (8'11") plus 0.48m (1'7") x 0.48m (1'7")

Bedroom Two 3.62m (11'11") x 3.52m (11'7") plus 0.48m (1'7") x 0.48m (1'7")

En-suite Shower Room

Landing

Bedroom Three 3.37m (11'1") max x 3.14m (10'4") plus 0.48m (1'7") x 0.48m (1'7")

Bathroom

Bedroom Four 2.73m (8'11") x 2.42m (7'11")

Bedroom Five: 5.19m (17') x 4.59m (15'1")





Floor Plan

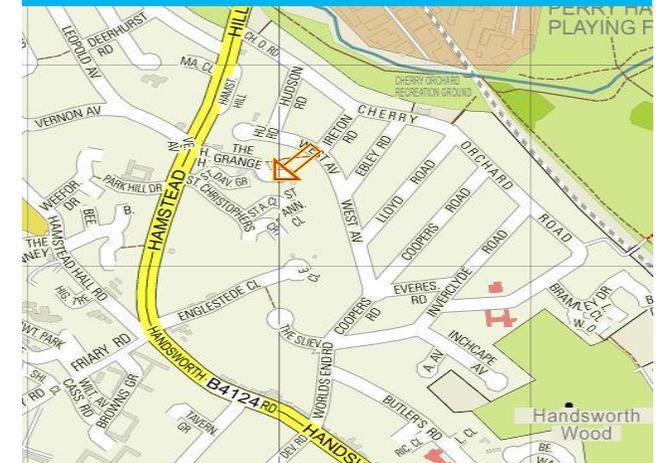
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 13th August 2021