



Cornwall Road, Handsworth Wood
Birmingham, B20 2HZ

£175,000

Handsworth Wood

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Paul Carr Estate Agents are pleased to offer this very well presented three bedroom mid terrace family home which is situated on a popular and sought after residential road in Handsworth Wood.

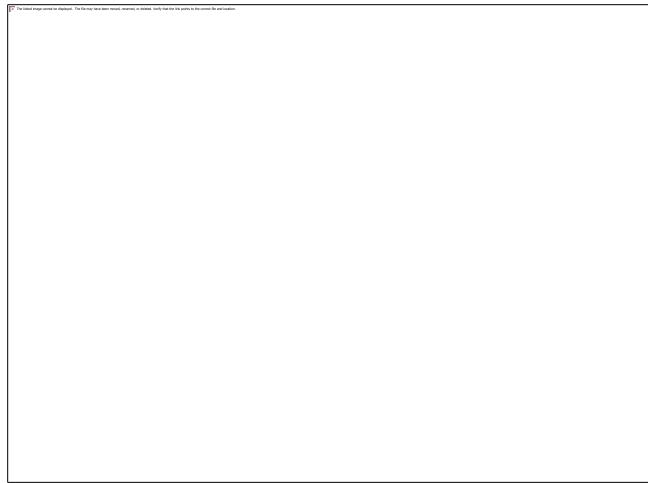
The property comprises of a porch entrance, sitting room, spacious lounge, fitted kitchen and a shower room to the ground floor.

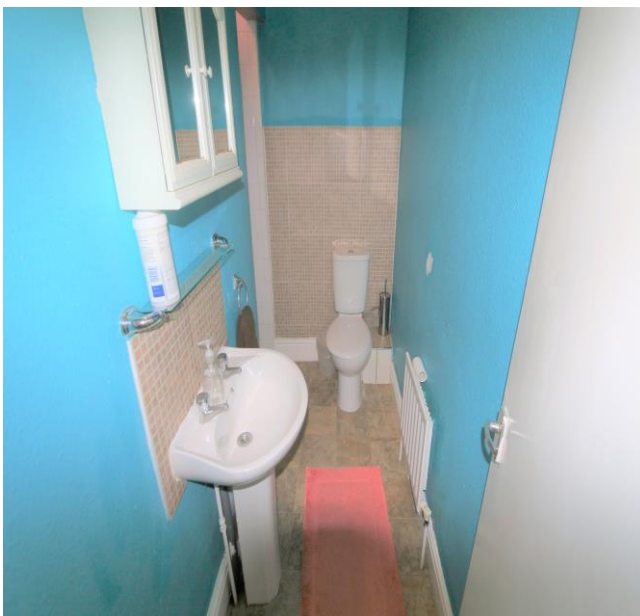
The first floor consists of three good size bedrooms and a shower room.

To the front of the property is a gated paved garden.

The large rear garden is mainly concrete with a timber garden shed.

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





Property Specification

THREE BEDROOMS
TWO RECEPTION ROOMS
DOUBLE GLAZING
FITTED KITCHEN
LARGE REAR GARDEN

Lounge 3.47m (11'4") x 3.40m (11'2")

Sitting Room 4.50m (14'9") x 3.49m (11'5")

Kitchen 2.65m (8'8") x 1.83m (6')

Shower Room

Landing

Bedroom 3.47m (11'4") x 3.40m (11'2")

Shower Room

Bedroom 2.59m (8'6") x 2.34m (7'8")

Bedroom 2.65m (8'8") x 1.83m (6')

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: 7th July 2021

Viewer's Note:

Services connected: Gas, Electricity, Water Supply & Drainage
Council tax band: B
Tenure: Freehold

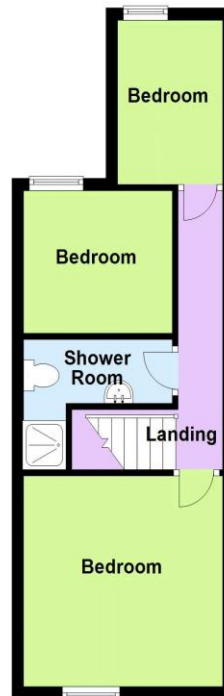
Floor Plan

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

Ground Floor
Approx. 40.3 sq. metres (434.2 sq. feet)



First Floor
Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

