



 4  
Bedrooms

 3  
Bathrooms



Pam Estates are thrilled to present Englested Close, a four bedroom bungalow nestled in one of the most sought after locations in Handsworth Wood. This property has been lovingly maintained and has a clean, modern aesthetic throughout, a must-view for prospective buyers.

#### LOCATION

Englested Close is a private cul-de-sac off Hamstead Hill and is served by the B4124. Less than three miles from Birmingham's vibrant city centre, with easy access to excellent local transport links and the wider Midlands network, the property resides on a cul-de-sac while being mere minutes away from city life.



## DESCRIPTION

Englestead Close is a four bedroom detached house that has benefited from a professional dormer conversion. The property boasts large spacious rooms, and has a consistently clean, uncluttered design style in a contemporary fashion. With ample space for home working, including a dedicated office, multiple bedrooms, and good sized lounges for entertaining, this property cannot be recommended highly enough.

## ACCOMMODATION

The property has two electric gates, respectively allowing vehicle and family access to the spacious driveway via video intercom and remote access. Following the driveway we come to an enclosed porch, reception hall, kitchen/dining room, living room, study, spacious inner hall, four bedrooms, quality bathroom and additional shower room, a large garage incorporating utilities, and a fully landscaped rear garden and patio. Throughout the property the gas boiler serves the radiators, and double glazing to the windows where detailed.





## Ground Floor

### Ground Floor - Entrance hall 10'8" x 10' (3.29m x 3m)

The airy and spacious entrance hall to the property gives easy access to the ground floor bathroom and the front lounge. The decorative glass partition to the porch is not only stylish but ensures that the entrance hall enjoys a lot of natural light. The white tile flooring adds to the perception of decadence and space.

**Ground floor - bathroom 7'1" x 13' (2.15m x 3.97)**

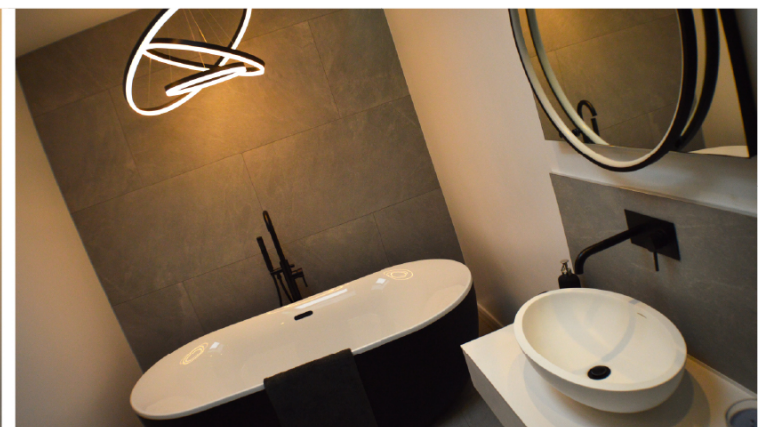
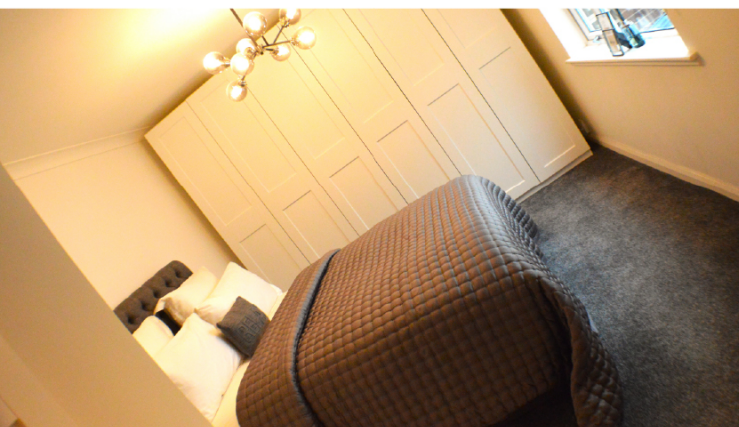
First floor bathroom, outfitted with a bath, a walk-in shower cubicle, a contemporary toilet and a handsome vessel sink. The floor is tiled in smooth stone effect, as is the feature wall the bath sits along. Above the stylish vessel sink, a large mirror with its own lighting is affixed to the wall.

**Front lounge 17'11" x 14' (5.46m x 4.27m)**

The front lounge has two windows, looking out to the front and side aspect of the property, and providing an abundance of natural light. Two wall mounted electric fires provide ample heating to this spacious room. In keeping with the rest of the property, the room has a clean and modern look, with stylish flourishes such as the wall mounted lights. A half circle arch opens the room out further, and leads to the dining room.

**Dining/Entertainment room 7'10" x 11'11" (2.40m x 3.63m)**

The diner and kitchen are laid out in open plan L-shape. The diner section has a window looking out to the side of the property, a radiator and hanging pendant light. Separating the diner from the kitchen proper is a built in work surface with abundant cupboard space and drawers.





### **Kitchen 8'5" x 14'7" (2.57m x 4.44m)**

The kitchen has stunning modern fixtures and fittings. A window looking to the side of the property provides natural light, and the ceiling has sleek inset spotlighting. The kitchen boasts two built in ovens, a grill, and microwave. For stove top cooking, the kitchen has both an induction cooktop as well as two gas hobs. The stove top is served by a stainless steel chimney hood. The kitchen has a lot of counter top space for meal preparation and a stainless steel sink unit. Built in cupboards and drawers provide a great deal of storage space.

### **Living room 26'1" x 15'9" (4.80m x 7.95m)**

The Living room is the perfect space for socialising and relaxing. This expansive room has a wide set of bifold doors, providing spectacular views of the patio and garden. Vertical radiators keep this spacious room warm and comfortable. Off the rear lounge is the home office.





#### **Ground floor Study 10'1" x 9'10" (3.00m x 3.08m)**

The office is separated off from the rest of the house with double french doors, allowing privacy and freedom from distraction. It is of the perfect size, easily accommodating a work desk and other office peripherals as needed. In keeping with the rest of the property, its style is minimalist and unobtrusive- making for a perfect environment for working from home. Wall mounted cupboard make the best of the space and provide further essential storage.

#### **Ground floor bedroom En-suite (rear) 14'1" x 10'10" (4.29 x 3.30m)**

To the rear of the house are the three ground floor bedrooms. This bedroom has double glazed windows looking out to the rear of the property and garden space. A good sized fitted wardrobe with sliding doors provides abundant storage. The room is carpeted, served by a double radiator, and is lit with a multi-arm ceiling light in a modern fashion. This room also benefits from having an en-suite shower room.

**Ground floor bedroom (rear) 14' x 13' (4.26m x 3.95m)**

The second bedroom features a double glazed window looking out to the rear of the property and garden. This bedroom features a handsome fitted wardrobe with three separate sets of doors- two with a plain wooden finish, and one with frosted glass, providing an attractive and functional storage space. It shares the same tasteful, muted carpets and is also heated by a radiator. Lighting is provided by a modern multi-arm ceiling light.

**Ground floor bedroom 2 10'9" x 16'1" (3.28m x 4.90m)**

As with the other ground floor bedrooms, the third features double glazed windows, looking out to the front of the property. The room is served with a large fitted wardrobe with three plain wooden doors. Near to the entrance of the room is the radiator. Much like the other bedrooms, it is furnished with tastefully muted carpeting, and is lit with a modern multi-arm ceiling light.







## First Floor

### First floor landing 24'22" x 3'89" (7.3m x 1.2m)

The stairs to the first floor have modern wood balustrades fitted with glass panelling, in keeping with the property's style. The stairs lead to the first floor landing, and from there to the first floor bathroom and bedroom. The loft conversion has been professionally and thoughtfully accomplished, using the space to its fullest potential.

### First floor bedroom 10'6" x 22'2" (3.21m x 6.76m)

The first floor bedroom has a box window extending from the roof, along with built in storage beneath. Further storage space is built into the slope of the roof. The bedroom is surprisingly spacious and bright.

### First floor bathroom 5'11" x 9'4" (1.80m x 2.84m)

The first floor bathroom is outfitted with a bath and mixer shower unit, basin with under sink storage, WC, and vertical wall mounted radiator. A skylight provides both light and privacy.

### **Garage 17'3" x 14'7" (5.25m x 4.44m)**

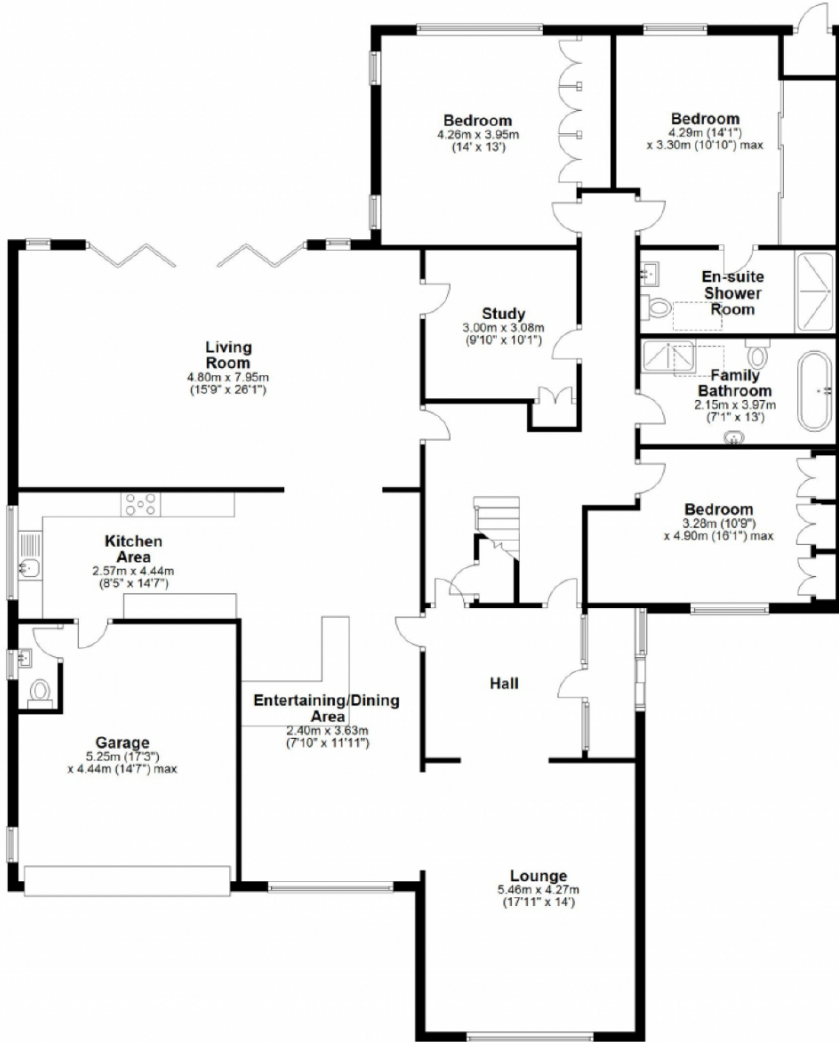
The double garage is perfect for families with more than one vehicle, comfortably fitting two cars while still having the required storage space. The flooring is durable concrete, and this space also holds the house's utilities, including the gas boiler providing central heating.

### **Garden**

The rear of the property has a sizeable patio area and lawn. The garden has been well maintained and is separated from neighbouring properties with hedges. In the garden are two rotary washing lines, as well as a shed.



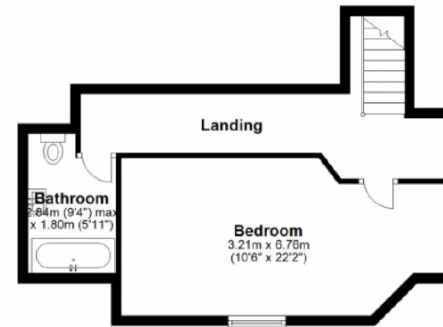
**Ground Floor**  
Approx. 241.2 sq. metres (2590.6 sq. feet)



Total area: approx. 277.4 sq. metres (2985.9 sq. feet)

Please note this plan is for illustration purposes only; this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

**First Floor**  
Approx. 36.2 sq. metres (388.4 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	