



 **3**
Bedrooms

 **2**
Bathrooms



Pam Estates Ltd are delighted to offer this fantastic opportunity to purchase a spacious three bedroom semi detached property, having superb build potential situated on a very sought after location in Handsworth. Close to transport routes into the city centre, shops/amenities, this really ticks all the boxes!

APPROACH: The property is set back from the road behind a block paved driveway, having a garden to the rear of the property accessed through a gated side entrance.

ENCLOSED PORCH: Having ceiling light point and glazed door leading through to:

ENTRANCE HALL: With stairs leading to the first floor accommodation, ceiling light point, wall mounted radiator, electric sockets, laminate floor.

FRONT RECEPTION ROOM: 10' 11" x 13' 5" (3.33m x 4.09m) INTO BAY: With double glazed bay to front aspect with ceiling light point, electric sockets with wall mounted radiator.

REAR EXTENDED LOUNGE: 10'11" x 23'11" (3.33m x 7.29m) Having Upvc double glazed door and window to rear conservatory to rear aspect, laminate flooring, ceiling light point, electric sockets with wall mounted radiator.

GROUND FLOOR BATHROOM: 6'3" X 6'3" (1.9m x 1.9m) Being fitted with a panelled bath, wash hand basin vanity unit, ceramic floor & wall tiles, ceiling light point, paneled central heating radiator and frosted glass double glazed window to side elevation.

CONSERVATORY: 12'7" x 10' (3.84m x 3.05m) Having Upvc double glazed door to rear garden, double glazed window surround, laminate flooring, ceiling light point, electric sockets with wall mounted radiator.

KITCHEN: 6'3" x 12'11" (1.91m x 3.94m) Being fitted with wall and base units with work surfaces incorporating sink with mixer taps, 4 burner hob, extractor fan, tiling to walls, ceiling light point, double glazed window to rear elevation, door leading to garden.

LANDING With double glazed window to side elevation, ceiling light point, loft access and doors radiating off to

Bedroom One 13' 10" x 10' 10" (4.22m x 3.30m) With double glazed window to rear elevation, carpet, ceiling light point, wall mounted radiator.

Bedroom Two 13' 6" x 9' 9" (4.11 x 2.97m) With double glazed window to front elevation, carpet, ceiling light point, wall mounted radiator.

Bedroom Three 7' 2" x 7' 0" (2.18m x 2.13m) With double glazed bay window to front elevation, carpet, ceiling light point, wall mounted radiator.

FAMILY BATHROOM 8' 6" x 6' 6" (2.59m x 1.98m) Being fitted with a panelled corner bath, wash hand basin, airing cupboard, ceramic wall tiles, ceiling light point, double paneled central heating radiator and frosted glass double glazed window to rear elevation.

Good Size Rear Garden Being mainly laid to lawn with paved patio, flower and shrubbery beds, paved stepping slabbed pathway to rear, fencing to boundaries.

TENURE We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

