

# ACRES

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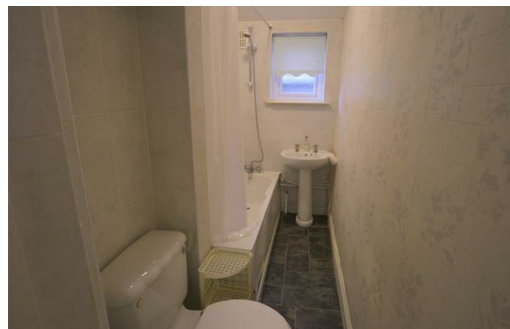


- SEMI DETACHED HOUSE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- LARGE FITTED KITCHEN
- INTERNAL GARAGE
- PRIME LOCATION



**54 WHITEHALL ROAD, HANDSWORTH, B21 9BA - OFFERS IN THE REGION  
OF £295,000**

It is a privilege to offer for sale this amazing opportunity to purchase a fabulous character property in such a sought after location benefiting from double glazing & gas central heating (both where specified). This semi-detached house is superb and offers many lovely features throughout with a good sized front lounge along with rear reception room, separate dining room, modern styled fitted kitchen with dining space and downstairs bathroom. To the first floor are three great sized double bedrooms, further fitted kitchen and family bathroom with separate W.C. Plus beautiful mature gardens to rear with driveway space to front allowing access to garage front. Opportunities like this do not come up very often so an early viewing is essential so that you do not miss out!



TENURE: Freehold

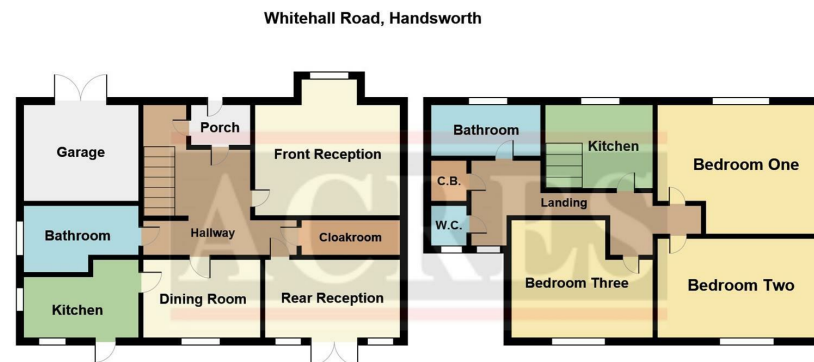
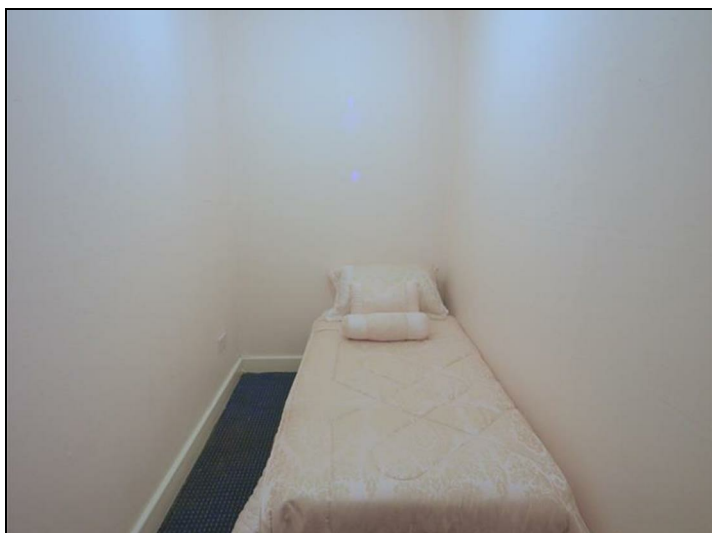
COUNCIL TAX BAND: A

FIXTURES & FITTINGS: Type here.

VIEWING: Highly recommended via Acres on 0121 358 6222

LOCATION: Set off Walsall Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		65	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

