



**Larch Avenue Handsworth, B21 8EZ**

**Offers In The Region Of £209,950**

**midland**  
**residential**



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Midland Residential are delighted to present this well-presented, newly renovated three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular area of Handsworth, enjoying attractive rear views over Uplands Allotments. Conveniently located with excellent access to the M5 and M6 motorways, the property offers well-proportioned accommodation comprising an enclosed porch, welcoming reception hall, spacious lounge, guest WC, modern fitted kitchen and a lean-to conservatory. To the first floor are three bedrooms and a contemporary family bathroom. Further benefits include UPVC double glazing (where specified), front and rear gardens, and a separate independent garage. An ideal purchase for first-time buyers. Viewing strictly by appointment only. The sale is subject to an onward chain.

- Semi Detached
- Three Bedrooms
- Modern Kitchen
- Conservatory / Lean To
- Guest WC
- Modern Bathroom
- Gas Central Heating
- Garage en Block
- EPC Rating C
- Council Tax Band C

## Description

### Approach

Having a front garden with decorative walling, slabbed pathway with a mature lawn to the sides, a selection of plants and shrubs, side-gated access leading to the rear

### Entrance Porch

Having double-glazed UPVC window and door, ceiling light point, fuse board, door leading to an enclosed store, with access to a gas and electric meters

### Entrance Hall

Having a UPVC entrance door, gas central heating radiator, intruder alarm panel, ceiling light point, mains-operated smoke alarm, with stairs leading to the first floor and doors from the hallways thereof:

### Guest WC

2.12 x 1.037 (6'11" x 3'4")

Having vinyl flooring, close-coupled WC, wash-hand basin with taps over with unit below, part-splashback wall tiles, central heating radiator, UPVC double-glazed window with obscure glass, enclosed ceiling light

### Kitchen

3.65 x 2.74 (11'11" x 8'11")

Having vinyl flooring, a selection of modern wall, larder and base units with an integrated dishwasher, laminated worktop, with inset gas hob with oven below, and extractor fan over, stainless steel sink and mixer tap, UPVC

double-glazed window to the fore, UPVC double-glazed door leading through to the conservatory, ceiling-mounted heat detector, ceiling light point.to side

### Reception 1

4.54 x 4.58 (14'10" x 15'0")

Having laminate flooring, gas central heating radiator, a double-glazed window to the rear, access to under-stairs store room, two ceiling light points

### Conservatory / Lean To

4.2 x 1.7 (13'9" x 5'6")

Having UPVC double glazed windows, UPVC double glazed door leading to rear, built in units, wall light

### Stairs & Landing

Having a fitted carpet, handrail and bannister, storage cupboard to landing area, ceiling light point, smoke alarm

### Bedroom 1

3.65 x 2.68 (11'11" x 8'9")

Having a fitted carpet, central heating radiator, double-glazed UPVC window to the fore, ceiling light point

### Bedroom 2

4.62 x 2.68 (15'1" x 8'9")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to rear, built-in storage cupboard, ceiling light point

### Bedroom 3

3.68 x 1.82 (12'0" x 5'11")

Having a fitted carpet, central heating radiator, UPVC double-glazed window to the rear, built-in storage cupboard, ceiling light point

### Bathroom

1.9m x 1.8m

Having vinyl flooring, P-shaped bath with bath filler tap and shower screen, electric shower and attachments, floor to ceiling wall tiles, UPVC double-glazed window with obscure glass to the fore, wash hand basin with tap over and pedestal below, close-coupled WC, central heating radiator.

### Garden

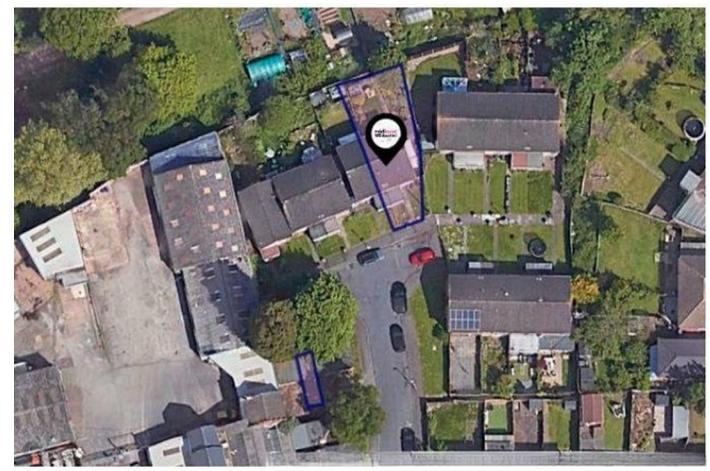
Having a selection of slabs to the patio and path area, with a mature lawn, a selection of plants and shrubs, timber-framed shed, gated access leading to the fore

### Material Information

Contact Agent



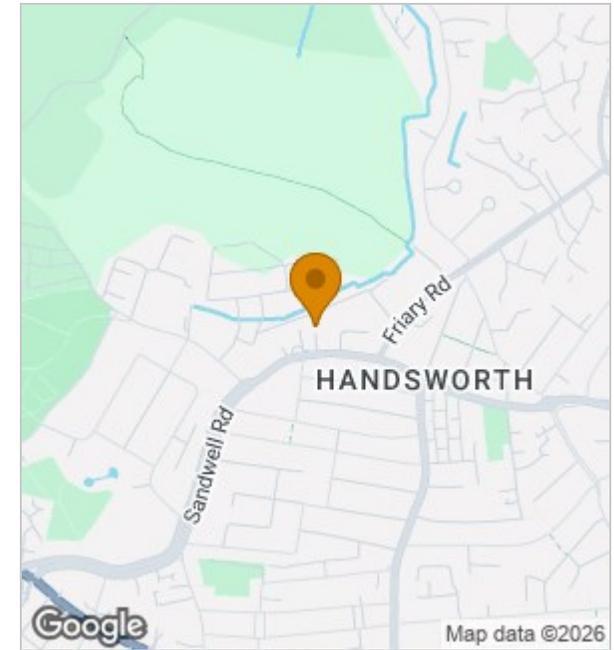




## Floor Plans



## Area Map



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## Energy Performance Graph

