

# Handsworth Wood Road

Birmingham

B20 2DT

Asking Price Of **£166,500**

*Three Bedroom Apartment*

*High Specification*

*No Upward Chain*

*Integrated Appliances*



## Property Description

**DESCRIPTION** A rare opportunity to acquire this beautifully presented three-bedroom elevated ground floor apartment in the sought-after area of Handsworth Wood, ideally positioned on the cusp of Birmingham city centre. Offering approximately 750 sq ft of spacious accommodation, this distinctive home combines modern living with charming Victorian character features throughout. The property benefits from its own separate private entrance, leading into a well-proportioned living space, a separate contemporary kitchen, three generous double bedrooms, a stylish family bathroom, and an ensuite shower room. Designed with modern convenience in mind, the apartment features USB charging points in every room, while the standout jacuzzi hot tub adds a touch of luxury. The property also includes one allocated parking space, included within the lease and is offered with no upward chain

**LOCATION** Handsworth Wood Road enjoys a highly convenient and well-connected location, situated just a short distance from Birmingham city centre, providing easy access to the city's extensive shopping, dining, business, and cultural attractions. The area also benefits from excellent leisure amenities nearby, including Handsworth Park, Sandwell Valley Country Park, and a variety of local recreational facilities, while fantastic road and public transport links make commuting into the city centre and beyond straightforward.

The area is particularly appealing to families, benefiting from proximity to a number of well-regarded primary and secondary schools, alongside convenient access to further education institutions and major healthcare facilities, including Birmingham City Hospital and the Queen Elizabeth Hospital. An excellent range of local amenities, supermarkets, independent shops, and community facilities are all close by, while the established residential setting of Handsworth Wood continues to make it a sought-after location for those seeking both convenience and long-term appeal.

**Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

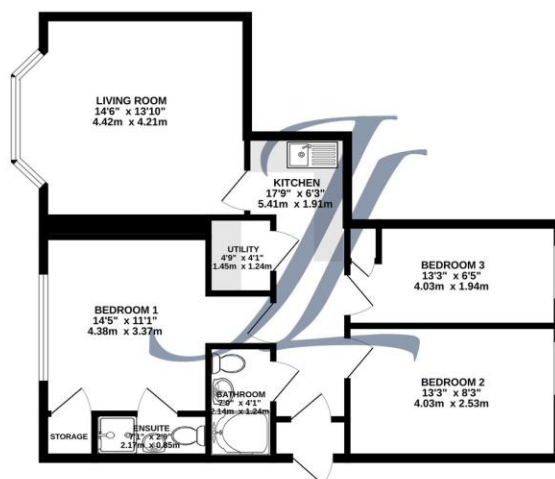
**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council



## Floor Layout

GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and any other part of the apartment are not guaranteed to be exact and are approximate only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Total approx. floor area (672 sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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James Laurence

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements