



PAM ESTATES LTD

187 Rookery Rd, Handsworth,
Birmingham, B21 9QZ

0121 554 9990

SUNNINGDALE CLOSE, HANDSWORTH WOOD, WEST MIDLANDS, B21 1LH

£319,950



- 4 BEDROOMS
- 2 MASTER BEDROOM EN-SUITES
- FRONT RECEPTION ROOM
- OPEN PLAN LOUNGE / DINING ROOM
- KITCHEN / DINER
- DRIVEWAY / GARAGE (INTEGRAL)
- FIRST FLOOR FAMILY BATHROOM
- DOUBLE GLAZING / CENTRAL HEATING
- GARDEN
- GROUND FLOOR W.C.

PAM ESTATES LTD OFFER THIS DETACHED 4 BEDROOM FAMILY HOME FOR SALE. THIS DETACHED PROPERTY IS A TWO STOREY BRICK BUILT CONSTRUCTION LOCATED ON THE MOST SOUGHT AFTER SUNNINGDALE CLOSE.

THE PROPERTY IS WITHIN 5-10 MINUTES WALKING DISTANCE FROM GRESTONE JUNIOR SCHOOL, HAMSTEAD HALL ACADEMY AND LOCAL AMENITIES.

HAVING 4 BEDROOMS / 2 EN-SUITES, GUEST W.C, OPEN PLAN LOUNGE / DINING ROOM, KITCHEN / DINER, LAUNDRY, INTEGRAL GARAGE, FIRST FLOOR FAMILY BATHROOM, GARDEN, BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. FOR FURTHER INFORMATION AND VIEWINGS CONTACT PAM ESTATES LTD.

PORCH - 7' X 3' (2.1m x 0.9m)

ENTRANCE HALLWAY - 12'10" X 7' (3.6m x 2.1m)

FRONT LOUNGE - 16'11" X 11'6" (4.9m x 3.5m)

OPEN PLAN LOUNGE / DINING ROOM - 20'2" X 18'10" (6.1m x 5.5m)

KITCHEN - 17'5 X 8' (5.3m x 2.4m)

LAUNDRY - 8' X 5'6" (2.4m x 1.7m)

BEDROOM 1 - 11'4" X 7'1" (3.4m x 2.1m)

BEDROOM 2 - 14'6" X 11'3" (4.4m x 11.3m)

BEDROOM 3 - 14' X 18'8" (4.2m x 5.7m)

BEDROOM 4 - 18'9" X 13' (5.7m x 3.9m)

FIRST FLOOR BATHROOM - 9'9" X 5'5" (3m x 1.6m)

GARAGE - 14'4" X 8' (4.3m x 2.4m)

TENURE - FREEHOLD.

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Misdescriptions Act

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Pam Estates Ltd. has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Pam Estates Ltd. has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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