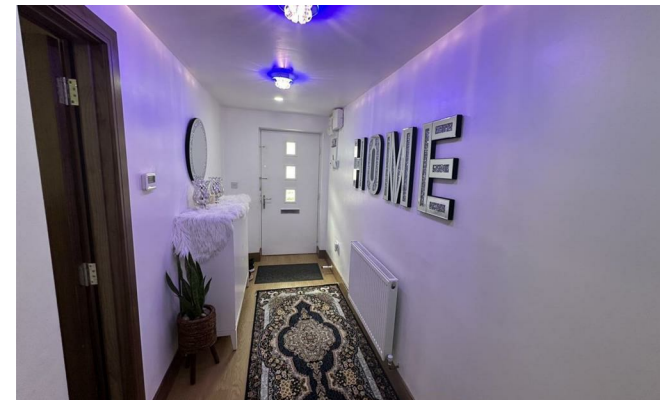




## Hamilton Road

Handsworth, Birmingham B21 8AJ

Offers In The Region Of £290,000 Freehold



Local Authority **Birmingham**

Council Tax Band **B**

EPC Rating  
Overview

We are delighted to present this immaculate and modern three-storey, four-bedroom property located in the vibrant neighbourhood of Handsworth, Birmingham. This high-standard residence offers contemporary living with elegant design features throughout. Priced competitively at £290,000, this freehold property is perfect for families or professionals seeking a stylish and spacious home.

Dimensions

Ground Floor

Entrance Hall – 5'10" x 15'4" (1.5m x 4.7M)

L shape plan kitchen - 7'7" x 14'2" (2.3m x 4.3m) + 26'7" x 10'9" (

Lounge – 12' x 19'6" (3.6m x 6m)

First Floor

Bedroom – 7'7" x 9'4" (2.3m x 2.8m)

Bedroom – 10'3" x 11'7" (3.1m x 3.5m)

Shower Room – 5'1" x 7'7" (1.55m x 2.3m)

Second Floor

Bedroom – 7'2" x 12'5" (2.2m x 3.81m)

Bedroom – 8'4" x 12'2" (2.56m x 3.7m)

Shower Room – 4'4" x 6'3" (1.3m x 1.92m)

Ground Floor

- Entrance Hall: Upon entering, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home.
- Lounge: The lounge is a cozy and comfortable space ideal for relaxation and entertainment, boasting ample natural light.
- Open Plan Kitchen: The heart of the home features a stunning open-plan kitchen. This space is designed for modern living, with high-quality appliances, sleek cabinetry, and plenty of room for dining and socializing.

First Floor

- Bedroom 1: A spacious master bedroom offering a serene retreat with generous closet space.
- Bedroom 2: Another well-proportioned master bedroom, perfect for accommodating guests or family members.
- Bathroom: A contemporary bathroom fitted with modern fixtures and finishes, serving the first-floor bedrooms.

Second Floor

- Bedroom 3: A charming bedroom, ideal for children or as a guest room.
- Bedroom 4: Another versatile bedroom that can be utilized as a home office or additional guest accommodation.
- Bathroom: A second bathroom with high-end fittings, ensuring convenience and luxury for the upper floor occupants.

**Pam Estates Ltd Office**

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

