



£650,000

Park Farm Park Lane



ESTATE AGENT IN
WEST BROMWICH

GOLD WINNER

★ ★ ★ ★ ★
2025

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Park Farm

Handsworth, Birmingham, B20 1NH

WK Estate Agents located in West Bromwich, are pleased to offer this one-of-a-kind property. A rare offering within Hill Top Golf Course, this four-bedroom detached house with a separate two-bedroom annexe presents a unique opportunity for discerning buyers seeking a country-style home within easy access to the M5. Situated off a private road, be prepared to be WOWED. The main house is a four bedroom detached with large kitchen/diner, two reception rooms, downstairs shower room and further downstairs WC. Upstairs are four bedrooms, master bedroom and balcony over looking the golf course with ensuite, second bedroom with ensuite, third bedroom with plumbing in readiness for an ensuite and fourth bedroom with dressing area. To the side of the property is a self-contained two-bedroom annexe, cosy and functional, open plan lounge/kitchen, two bedrooms, both with en-suites and family WC. This property really needs viewing to be appreciated. PLEASE CALL TODAY TO ARRANGE A VIEWING. EPC TBC. COUNCIL TAX BAND E.



FRONT ELEVATION

The properties are approached via a private access road through Hill Top Golf Course. On approach there is a gravel driveway servicing both properties.

MAIN HOUSE

Entrance Porch

Having door to front elevation, windows to front elevation, laminate floor, feature brick wall and further door leading onto

ENTRANCE HALL

Impressive entrance hall with stairs rising to first floor, laminate flooring, gas central heating radiator and further doors leading onto

RECEPTION ONE

14' 3" x 16' 9" (4.34m x 5.11m) Perfectly situated with views over the golf course this will take some beating. Double glazed patio doors to side elevation, double glazed window to side elevation, gas central heating radiator, laminate flooring and wood burning stove.

RECEPTION TWO

15' 11" x 20' 11" (4.85m x 6.38m) Having double glazed window to front elevation, double glazed patio doors to side elevation, gas central heating radiator, feature wall with wood burning stove and laminate flooring.

DOWNSTAIRS WC

Situated off the hallway having vanity wash hand basin, low level flushing WC. Full tiling to walls and floor, spot lighting to ceiling and heated towel rail.

KITCHEN

16' 3" x 23' 11" (5.05m x 7.29m) The hub of the house housing custom made kitchen with a range of wall and base units. Complimentary work surfaces over with pearl tiling to splash prone areas, integrated dishwasher and washing machine and space for domestic appliances. Central island with extra cupboard, double glazed window to side elevation, double glazed doors to rear elevation, gas central heating boiler and gas central heating radiator.

LOBBY

Having door to front elevation, tiled floor and further doors leading onto

STUDY

8' 6" x 9' 1" (2.59m x 2.77m) Having double glazed window to front elevation, gas central heating radiator and tiled floor.

DOWNSTAIRS SHOWER ROOM

Having shower cubicle housing electric shower, wash hand basin, low level flushing WC. Full tiling to walls and floor, double glazed window to side elevation and gas central heating radiator.

FIRST FLOOR

Landing having double glazed window to side elevation, spot lighting to ceiling and doors leading onto

BEDROOM ONE

16' 3" x 21' 0" (5.00m x 6.40m) Having the most spectacular views, with not only one but two balconies. Double glazed patio door leads you onto a wrap around balcony views with seating to enjoy your morning coffee. Double glazed patio leading onto balcony two with views over the front of the property. Gas central heating radiator and built in wardrobes.

ENSUITE

Having bath and separate shower cubicle. Vanity wash hand basin, low level flushing WC. Full tiling to walls and wall, extractor fan and heated towel rail.

BEDROOM TWO

12' 0" into recess x 17' 2" (3.66m x 5.23m) Having double glazed window to front and side elevation, gas central heating radiator, spot lighting to ceiling and door rail.

ENSUITE

Having shower cubicle, wash hand basin, low level flushing WC. Full tiling to walls, spot lighting to ceiling and gas central heating radiator.

BEDROOM THREE

Double glazed window to front elevation and gas central heating radiator.

ENSUITE

Having plumbing for shower, wash hand basin and low level flushing WC.

BEDROOM FOUR

9' 9" x 17' 7" (2.97m x 5.36m) Double glazed window to front and side elevation and gas central heating radiator.

DRESSING ROOM

Having skylights to front and rear elevation.

SEPARATE ANNEXE

OPEN PLAN LOUNGE/KITCHEN

13' 3" x 30' 7" (4.04m x 9.32m) Lounge area having double glazed window to rear elevation, door to rear elevation, two gas central heating radiators, wood burning stove laminate flooring throughout.

KITCHEN AREA

Having a range of wall and base units with work surfaces over. Sink with drainer and tiling to splash prone areas. Electric oven with gas hob, space for domestic appliances, gas central heating boiler, spot lighting to ceiling, double glazed window to front elevation and door to front elevation.

BEDROOM ONE

9' 2" x 11' 0" (2.79m x 3.35m) Having double glazed to side elevation, gas central heating radiator and laminate flooring.

ENSUITE

Having shower cubicle, vanity wash hand basin, low level flushing WC. Full tiling to walls and floor and heated towel rail.

BEDROOM TWO

8' 10" x 11' 1" (2.69m x 3.38m) Double glazed window to side elevation, gas central heating radiator and laminate flooring.

ENSUITE

Having shower cubicle, vanity wash hand basin, low level flushing WC. Full tiling to walls and floor and heated towel rail.

HOUSE WC

Having low level flushing WC, vanity wash hand basin, spot lighting to ceiling and full tiling to walls and floor.

GARDEN

Both properties sit within landscaped gardens with gravel driveway giving access to both the main house and the annexe. The landscaped areas wrap around both houses giving lots of outdoor space to enjoy. Stunning views over the golf course can be enjoyed from both properties.

