

35 CHURCH LANE  
HANDSWORTH  
BIRMINGHAM  
B20 2HS

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

This substantial home offers expansive accommodation finished to a high standard throughout, combining traditional design with modern specification. The property features well-proportioned, light-filled rooms and landscaped gardens, providing an ideal setting for family living and entertaining.

The property is approached via a tarmac driveway providing ample parking and features an enclosed porch with stained-glass windows leading into a welcoming reception hallway with wooden flooring. The ground floor offers a series of versatile living spaces, including a living room with a bow window and a lounge with a fireplace and double doors opening into a bright conservatory, which enjoys French doors leading to the rear patio. A further family room features a bow window, fireplace, and storage closet, complemented by a downstairs shower room. The open-plan kitchen forms the heart of the home, complete with a central island, pantry, extensive storage, and windows overlooking the garden. Adjoining this is a gymnasium or storage room with twin doors opening onto the rear patio. A staircase leads to the first floor, where the spacious landing gives access to the principal bedroom, which benefits from built-in wardrobes, an en suite shower room, and a storage closet. Bedroom two enjoys a bow window with garden views, alongside bedroom three and a stylish family bathroom finished with marble tiling. Stairs continue to the second floor, where bedroom four offers built-in wardrobes, an en suite shower room, and dual-aspect windows. Outside, the property boasts an enclosed rear garden with a patio, lawn, and mature trees, including an apple tree, together with Victorian-style triple-headed lamp posts, a garden path, and a gate.

EPC Rating: C

Approximate total floor area: TBC

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

Church Lane is located in the popular residential area of Handsworth Wood, northwest of central Birmingham. The neighbourhood is known for its attractive mix of Victorian and early 20th-century homes, tree-lined streets, and strong sense of community. The area benefits from a range of local amenities, including convenience shops, cafés, and independent traders along Church Lane, Grove Lane and Handsworth Wood Road. Handsworth Park and Perry Park are both nearby, offering open green space, walking routes, and leisure facilities. Families are well served by local schooling, with several primary schools within easy reach and the highly regarded King Edward VI Handsworth Wood Girls' Academy located directly on Church Lane. Transport connections are excellent, with frequent bus routes including the 11A/11C Outer Circle and services into Birmingham city centre taking around 20–30 minutes. Hamstead, Perry Barr, and The Hawthorns railway stations are all within approximately two miles, and Handsworth Booth Street tram stop provides quick and easy access to Birmingham and the wider West Midlands.

## Description of Property

An exceptional and spacious four-bedroom family home set well back from the road behind a deep frontage, offering privacy and a grand approach. This impressive residence provides extensive and versatile accommodation arranged over three floors, combining traditional character features with modern finishes throughout. The property has been carefully maintained and thoughtfully improved by the current owner, creating a home ideally suited to family living, entertaining, and home working.

### Ground Floor

An enclosed porch with stained glass windows leads into a welcoming reception hallway with wooden flooring, providing access to all principal rooms. The front living room features a bow window, creating a bright and inviting space ideal for use as a formal sitting room or snug. A second lounge includes a feature fireplace and double doors opening to the conservatory, which enjoys views and direct access to the rear garden patio via French doors.

A spacious family room, also positioned to the front of the property, includes a bow window, fireplace, and built-in storage. The open-plan kitchen forms the heart of the home — designed for both practicality and style. It features a central island with integrated cooler, extensive fitted cabinetry and drawers, display cabinets, dual wash basins (one with a Quooker hot water tap), and a walk-in pantry. Rear-facing windows fill the space with natural light and overlook the garden. A gymnasium/store room is accessed via the family room and features two sets of doors opening onto the rear patio, providing flexible space for fitness, hobbies, or storage. A modern ground-floor shower room completes the accommodation on this level.

### First Floor

A wide landing gives access to the first-floor bedrooms and bathroom. The principal bedroom suite is a substantial and versatile space, accessed via two separate doors from the landing, and features built-in wardrobes, an ensuite shower room, and a storage closet. Windows to both the front and rear elevations ensure excellent natural light. Bedroom two includes a bow window overlooking the garden, while bedroom three is another good-sized double room. The family bathroom is finished with full-height marble tiling in white and gold tones, providing a clean and contemporary look.

### Second Floor

The fourth bedroom occupies the entire top floor and benefits from built-in wardrobes, an ensuite shower room, and dual-aspect windows to the front and rear. This self-contained suite offers privacy and would make an ideal guest suite or teenager's bedroom.

### Gardens and Grounds

Externally, the property enjoys an equally impressive setting. The deep tarmac driveway provides ample off-road parking for multiple vehicles, while the enclosed rear garden offers a secure and private outdoor space. A paved patio extends from the conservatory and gym, creating an ideal area for alfresco dining and entertaining. Stone steps lead up to the main lawn, surrounded by mature evergreens and an apple tree providing seasonal colour and shade. The garden also features two Victorian-style triple-headed lamp posts, a garden path, and a timber gate providing side access. This substantial and well-presented home combines space, comfort, and versatility in equal measure. Located in a sought-after residential area with convenient access to local amenities, schools, and transport links, it offers an ideal balance of suburban tranquillity and connectivity to central Birmingham. Viewing is highly recommended to appreciate the scale and quality of accommodation on offer.

### Distances

- Handsworth town centre- 1 Mile
- Handsworth Park- 1 Mile
- Perry Park- 2.5 Miles
- Perry Bar Train Station- 1.3 Miles
- Birmingham- 6 Miles
- Sutton Coldfield- 6.5 Miles
- Birmingham International/NEC- 11.4 Miles
- M6 Toll- 13 Miles

(Distances approximate)

### Directions from Aston Knowles

Start at 8 High Street, Sutton Coldfield. Head south on High Street toward the A5127. Join the A5127 and continue south toward Birmingham. Stay on A5127 until you reach the junction with the A38(M) / Aston Expressway. Continue through Birmingham, using the A34 / A456 / A45 / A38 corridors, heading west/northwest toward Handsworth. As you approach Handsworth, turn onto Church Lane (via local roads).

### Terms

Tenure: Freehold

Local Authority: Birmingham City Council

Tax Band: E

Broadband Average Area Speed: 150 Mbps, 500 Mbps is also available

### Services

We understand that mains water, gas and electricity are all connected.

### Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

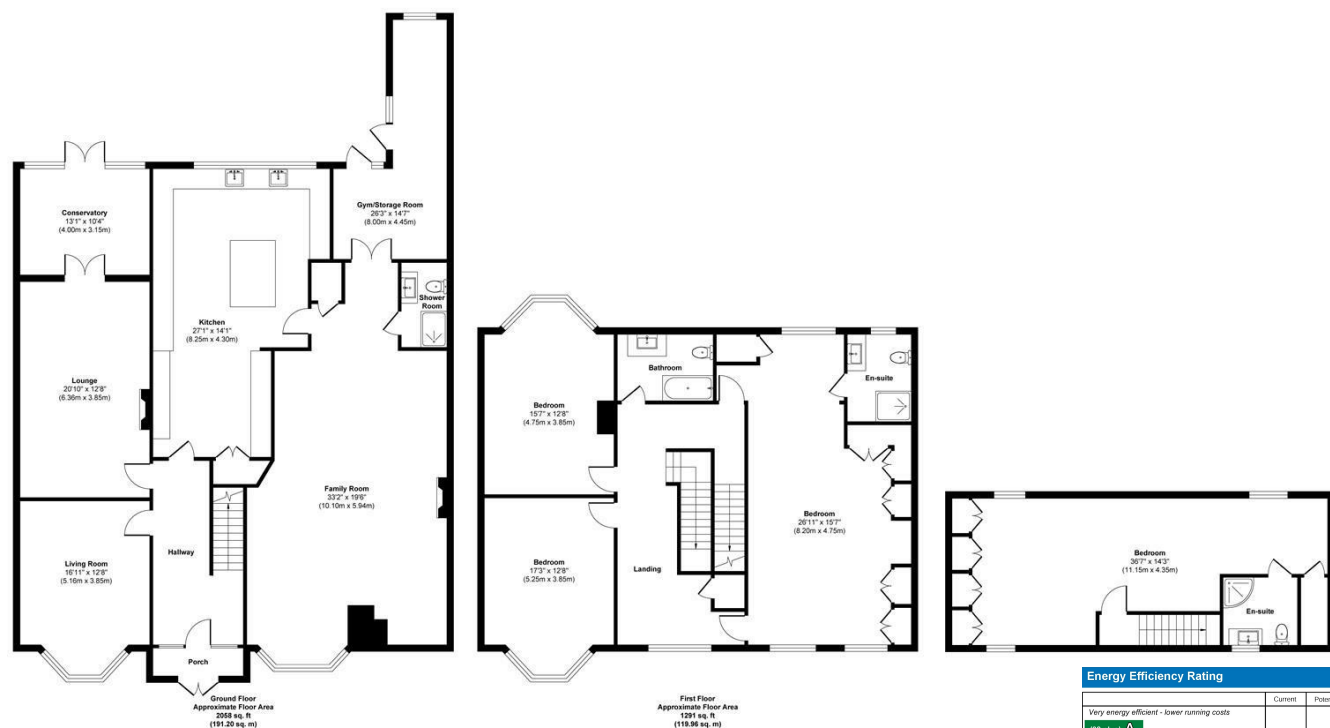
- Photographs taken: October 2025
- Particulars prepared: October 2025

Buyer Identity Verification Fee

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

## Auction Disclaimer

This Property is Being sold by Aston Knowles Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Aston Knowles to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £9,275 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Aston Knowles Team.



**Approx. Gross Internal Floor Area 3871 sq. ft / 359.66 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		70	8
Not energy efficient - higher running costs <b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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