

# ENGLANDS



72 Beckbury Road

Weoley Castle, Birmingham, B29 5HR

£170,000





## PROPERTY DESCRIPTION

Requiring modernisation throughout, this house would make a perfect project. Having sitting room, fitted kitchen, ground floor bathroom, three bedrooms and enclosed rear garden having a pleasant outlook over a park, this property will appeal to first time buyers and investors.

Located on Beckbury Road, Weoley Castle which leads off Castle Square with its varied local shopping facilities. The property is well-situated for the Queen Elizabeth Hospital and Birmingham University as well as Birmingham City Centre.

The property has the benefit of NO CHAIN. New roof recently fitted.



Tel: 01214271974



It is set back from the road by grass verge and privet hedge affording the property some privacy. A UPVC double glazed door with side panels leads into:

#### HALLWAY

Having ceiling light point and stairs rising to first floor accommodation.

#### SITTING ROOM

4.27m max x 3.65m max (14'0" max x 11'11" max)  
UPVC double glazed window overlooking the front elevation, wooden fireplace with marble style insert and hearth and fitted electric fire, coving to ceiling, dado rail, ceiling light point useful walk-in storage cupboard with fitted shelving and ceiling light point,

#### KITCHEN

2.85m max x 2.82m max (9'4" max x 9'3" max)  
Having a range of matching wall and base units, integrated electric oven with electric hob over and wall-mounted extractor fan above, single bowl composite sink drainer with mixer tap over, double glazed UPVC window overlooking the garden and UPVC door with double glazed panel leading outside. Ceiling light point, coving to ceiling and laminate work surfaces.

#### LOBBY AREA

Having ceiling light point, wall-mounted cupboard and work surface.

#### BATHROOM

1.92m max x 1.65m max (6'3" max x 5'4" max)  
Having panelled bath with mixer tap over, glazed window with obscured glass, wall-mounted wash handbasin with mixer tap over, low flush WC, laminate flooring, part complementary tiling to walls, two wall-mounted mirrored cabinets and one wall mounted electric fan heater.

#### STAIRS RISING TO FIRST FLOOR ACCOMMODATION

#### LANDING

Having ceiling light point and loft access hatch.

#### BEDROOM ONE - FRONT

5.23m max x 3.27m max (17'1" max x 10'8" max)  
Having UPVC double glazed window overlooking the front, two ceiling light points and useful built-in cupboard.

#### BEDROOM TWO - REAR

3.91m max x 2.73m max (12'9" max x 8'11" max)  
Having UPVC double glazed window overlooking the rear garden, built-in wardrobe having water tanks and ceiling light point.

#### BEDROOM THREE - REAR

2.92m max x 2.44m max (9'6" max x 8'0" max)  
Having double glazed UPVC window overlooking the rear, ceiling light point and wall mounted electric heater.

#### OUTSIDE

Rear garden having paved area and gate leading to shared access to the front of the property, fence panels to three sides and lawn area. Delightful aspect over park land.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: B



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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

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

## FLOOR PLAN



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