



### Beechglade, Birmingham, West Midlands, B20 1LA

**Offers in the Region Of  
£440,000**

Innovate Estate Agents are delighted to present this FIVE BEDROOM DETACHED PROPERTY situated in Handsworth Wood! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, front entrance porch, entrance hallway, THREE RECEPTION ROOMS, FITTED KITCHEN, utility room, guest W/C, family shower room, rear garden with OUTBUILDING, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a short distance away from a range of day to day amenities, educational facilities and transport links such as Grestone Academy, Hamstead Train Station and (M5 Junction 1). EPC Rating: C. Council Tax Band: E. Admin Fees May Apply.

<b>Approach</b>	The property is approached via a lawned fore garden with tarmacadam driveway allowing off road parking leading to front entrance porch door.
<b>Front Entrance Porch</b>	Having wall light point and double glazed door leading into entrance hallway.
<b>Entrance Hallway</b>	Having ceiling light point, power points, stairs rising to first floor landing, wood flooring and doors leading into:
<b>Reception Room One</b>	18' 7" x 12' 0" (5.66m x 3.65m) Having ceiling light points, wall light points, power points, gas central heating radiator and double glazed window to front elevation.
<b>Reception Room Two</b>	18' 4" x 10' 2" (5.58m x 3.10m) Having ceiling light points, wall light points, power points, feature electric fire, gas central heating radiator, wood flooring and double glazed window to front elevation.
<b>Reception Room Three</b>	10' 6" x 17' 2" (3.20m x 5.23m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, wood flooring, double glazed sliding door leading to rear garden and archway leading into fitted kitchen.
<b>Fitted Kitchen</b>	11' 9" x 12' 5" (3.58m x 3.78m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units with work tops over, inset stainless steel sink drainer unit with mixer tap, cooker point with cooker hood above, plumbing for dishwasher, space for American style fridge/freezer, breakfast bar, tiling to walls and floor and door leading into utility room.
<b>Utility Room</b>	Having ceiling light point, power points, gas central heating radiator, tiled flooring, matching base units, roll top work surfaces, inset stainless steel sink drainer unit, plumbing for washing machine, door leading into guest W/C and door to rear garden.
<b>Guest W/C</b>	Having ceiling light point, obscure double glazed window to rear elevation, low level W/C, tiled flooring, hand wash basin with mixer tap and tiling to splash prone areas.
<b>First Floor Landing</b>	Having ceiling light point and doors leading into all bedrooms and family bathroom.
<b>Bedroom One</b>	14' 1" x 10' 1" (4.29m x 3.07m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
<b>Bedroom Two</b>	12' 3" x 10' 1" (3.73m x 3.07m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
<b>Bedroom Three</b>	10' 7" x 7' 0" (3.22m x 2.13m) Having ceiling light point, power points, gas central heating radiator, wood effect laminate flooring and double glazed window to front elevation.
<b>Bedroom Four</b>	11' 0" x 12' 2" (3.35m x 3.71m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and door to en-suite shower room.
<b>En-Suite</b>	Having ceiling light point, gas central heated towel radiator, obscure double glazed window to side elevation, suite comprises of walk in shower cubicle with thermostatic shower and shower head attachment, low level W/C, vanity hand wash basin with mixer tap, tiling to walls and floor.
<b>Bedroom Five</b>	8' 3" x 12' 4" (2.51m x 3.76m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
<b>Family Bathroom</b>	Having ceiling light point, gas central heated towel radiator, obscure double glazed window to rear elevation, bathroom suite comprises of walk in shower cubicle with shower head above, vanity hand wash basin with mixer tap, low level W/C, tiling to walls and floor.
<b>Rear Garden</b>	The rear of the property comprises of paved patio area laid to lawn with fencing to its perimeters and door leading to outbuilding.
<b>Outbuilding</b>	Having ceiling light point and power points.

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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