



32 BEECHES WAY, BIRMINGHAM, B31 3RJ
ASKING PRICE £240,000

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STUNNING THREE BEDROOM, THREE STOREY HOME!!!

Presented to an exceptional standard, this impressive home offers; driveway and partially adapted garage, guest WC, laundry/utility, beautiful kitchen diner, to the first floor is a generous living room, large second bedroom (previously two bedrooms) with WC and wash basin off, and good sized living room, to the top floor is an incredible main bedroom, modern bathroom and third bedroom. To the rear is an impressive garden. Viewing is essential!!!!

Council Tax Band-B.

EPC Rating- C.

Tenure- Freehold (awaiting solicitors confirmation).

Approach

Driveway at the front offers off road parking and leads up to the main front entrance via enclosed entrance porch. Off the porch is a door giving access to the garage (the current owners have partially adapted the garage, which could be adapted back to a garage if so desired) The porch has inner door leading into;

Entrance Hall

Stairs lead off to the first floor landing, there are doors to storage underneath, and the hallway leads off to;

Guest WC

With low level WC and hand basin.

Laundry/Utility

5'10" max x 5'10" max (1.80m max x 1.80m max)

Kitchen Diner

17'0" max x 10'5" max (5.20m max x 3.20m max)

With some integrated appliances, doors lead out to the rear garden.

First Floor Landing

Has stairs leading further off to the second floor landing, doors then off to;

Living Room

17'0" max x 14'1" max (5.20m max x 4.30m max)

Bedroom Two

16'8" max x 7'10" max (5.10m max x 2.40m max)
(Previously two bedrooms). With a door leading into a WC and hand basin.

Second Floor Landing

Leads off to;

Bedroom One

15'1" max x 11'9" max (4.60m max x 3.60m max)

Bedroom Three

17'0" max x 7'10" max (5.20m max x 2.40m max)

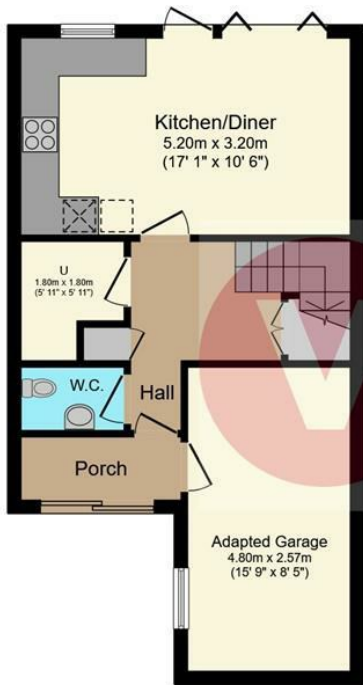
Bathroom

7'3" max x 6'6" max (2.23m max x 2.00m max)

Rear Garden

An initial paved patio area, sleepers and steps up to mainly lawned area.





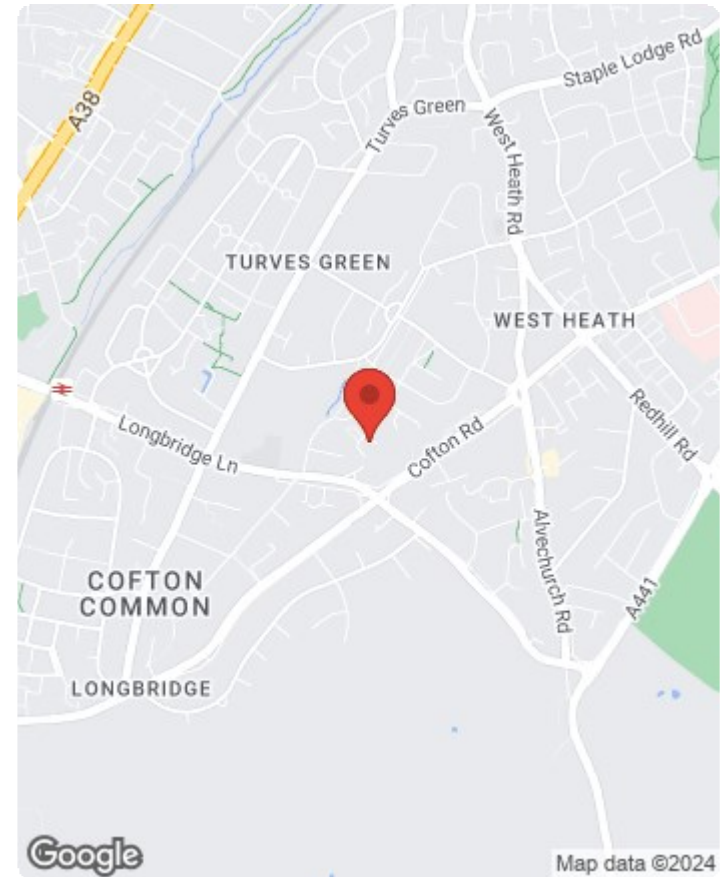
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



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