



Connells

Beauchamp Avenue
Birmingham



Property Description

A spacious semi detached three bedroom property with a large through lounge leading to a conservatory. A well maintained rear garden with plenty of character, overlooked from the kitchen. Three bedrooms (two double and one single) and bathroom. Close to local amenities and schools. Please call 0121 357 6877

Accommodation

Having door leading to;

Entrance Hall

Having double glazed window to side aspect, central heating radiator, stairs to first floor accommodation and doors off to all rooms.

Lounge

25' 8" bay x 10' 9" (7.82m bay x 3.28m)

Having double glazed bay window to front aspect, two central heating radiators, single glazed windows to rear aspect and door to conservatory.

Kitchen

11' 8" max x 9' 9" max (3.56m max x 2.97m max)

Having single glazed window to rear aspect, fitted kitchen with wall and base units, sink with drainer, integrated gas hob and oven, plumbing for washing machine, boiler, central heating radiator and double glazed door to side giving access to side entrance and garden.

Conservatory

9' 5" x 7' 6" (2.87m x 2.29m)

Having double glazed windows to rear aspect and French doors giving access to rear garden.

First Floor Accommodation

Having double glazed window to side aspect, loft access and doors off to all rooms.

Bedroom One

13' 2" max x 10' 2" max (4.01m max x 3.10m max)

Having double glazed window to front aspect and central heating radiator.

Bedroom Two

11' 8" x 10' 4" max (3.56m x 3.15m max)

Having double glazed window to rear aspect and central heating radiator.

Bedroom Three

10' 5" max x 8' 3" max (3.17m max x 2.51m max)

Having two double glazed windows to rear aspect and central heating radiator.

Bathroom

Having double glazed window to rear aspect, bath, wash hand basin, partly tiled and central heating radiator.

WC

Having double glazed window to front aspect and low level WC.

Front Garden

Paved front garden and steps to accommodation.

Rear Garden

Steps leading to paved patio and pathway, well maintained trees and palm trees. Gate to shared access to rear of property and pathway to front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/GBR309879

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GBR309879 - 0004