



Connells

Beechglade  
Birmingham



## Property Description

Connells Estate Agents are utterly thrilled to offer for sale this wonderfully grand DETACHED FAMILY HOME located on a very much sought after cul de sac just off Hamstead Hall Road. The property itself is in beautiful condition throughout and boasts large rooms with a pleasant decor.

Internally we have a porchway, entrance hallway, a dining room, master lounge, further family room (which can double as a fifth bedroom if needed), a modern kitchen diner, ground floor bathroom, four double bedrooms on the first floor along with a family bathroom.

Externally we have plentiful driveway to fore, gated side access taking you from front to rear through a good size side garden area, and a private landscaped garden to the rear of the property.

Beechglade boasts a really fantastic opportunity to live in a very pleasant area close to an incredible amount of amenities, including some great schools, shops, eateries, parks and greens. Hamstead Train Station is nearby as is Perry Hall Park, Perry park, Alexander Stadium and Sutton Park.

**\*\*EXTRA LARGE DELUXE FAMILY HOME\*\***  
**\*\*FOUR OR FIVE BEDROOMS\*\*** **\*\*EVEN MORE POTENTIAL FOR EXTENDING IF NEEDED (STPP)\*\*** **\*\*VERY MUCH SOUGHT AFTER AREA\*\***

## Entrance Hall

## Lounge and Dining Room\*open\*

28' 5" x 16' 7" ( 8.66m x 5.05m )

## Family Room\*\*Bedroom Five

8' 8" x 13' 6" ( 2.64m x 4.11m )

## Kitchen-Diner

12' 7" x 16' 6" ( 3.84m x 5.03m )

## Shower Room and WC

## First Floor Accommodation

### Bedroom One

7' 7" x 25' 7" ( 2.31m x 7.80m )

### Bedroom Two

12' 1" x 10' 4" ( 3.68m x 3.15m )

### Bedroom Three

9' 9" x 7' 1" ( 2.97m x 2.16m )

### Bedroom Four

14' 5" x 7' 8" ( 4.39m x 2.34m )

## Bathroom

## Garage

## Driveway

## Side Garden

## Landscaped Rear Garden

## Private Gated Access To Rear

## Much Sought After Cul De Sac

Fantastic Location









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/GBR310288](http://connells.co.uk/Property/GBR310288)**

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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