



Connells

Beech Road
Erdington Birmingham



Property Description

A beautifully presented 3 bedroom semi-detached house, with 2 reception rooms and a large open plan kitchen dining area. This property boasts tall ceilings and ample storage throughout, with a handy downstairs toilet, perfect for family use. The main reception room is a bright, spacious family area with French doors leading to the garden. The large kitchen, with fully integrated appliances and space for a seating area at the bottom, leads out into a well-established garden with AstroTurf and space to extend in the future. This property has great links to main roads, travel and local amenities, as well as a short distance to local schools and sports clubs.

Entrance Hall

On entering the property the front door has stained glass window panels and fully wooden flooring. Door leads to family lounge. Door leads to dining room. Door leads to kitchen. Understairs cupboard providing excellent storage. Door leads to guest WC. Stairs lead to first floor landing.

Family Lounge

13' 4" x 11' 6" (4.06m x 3.51m)

Having double doors to the rear garden. Large bay window to the front. Radiator to wall. High ceiling and decorative picture rails.

Dining Room

11' x 9' 9" (3.35m x 2.97m)

Large bay window to the front. Radiator to wall.

Kitchen

20' 4" x 12' 8" (6.20m x 3.86m)

Large L shaped kitchen. Briefly comprising mini utility area containing integrated washing machine and tumble drier. Fully fitted modern kitchen comprising integrated five ring gas hob and built-in dishwasher and ovens. Integrated fridge, extractor fan. Space for corner sofa and table. Double doors lead to rear garden.

Guest WC

Being a modern guest WC. Low level flush WC. Stand alone wash hand basin. Tiling to floor. Boiler is housed within this area and is 4 years old

First Floor Landing

Window overlooks the garden on the approach up the stairs. Door leads to Bedrooms 1, 2 and 3.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Front facing, fitted blinds, radiator to wall and fitted wardrobes.

Bedroom Two

11' 7" x 8' 2" (3.53m x 2.49m)

Front facing with large double windows.
Radiator to wall.

Bedroom Three

9' 11" x 7' 5" (3.02m x 2.26m)

Large window overlooks rear garden.
Radiator to wall. High ceiling, light and airy feel.

Family Bathroom

A rear facing family bathroom, briefly comprises a bath with shower over. Low level flush WC and vanity wash hand basin with storage cupboard under.

Loft

Loft hatch with loft ladder, fully boarded and fully insulated.

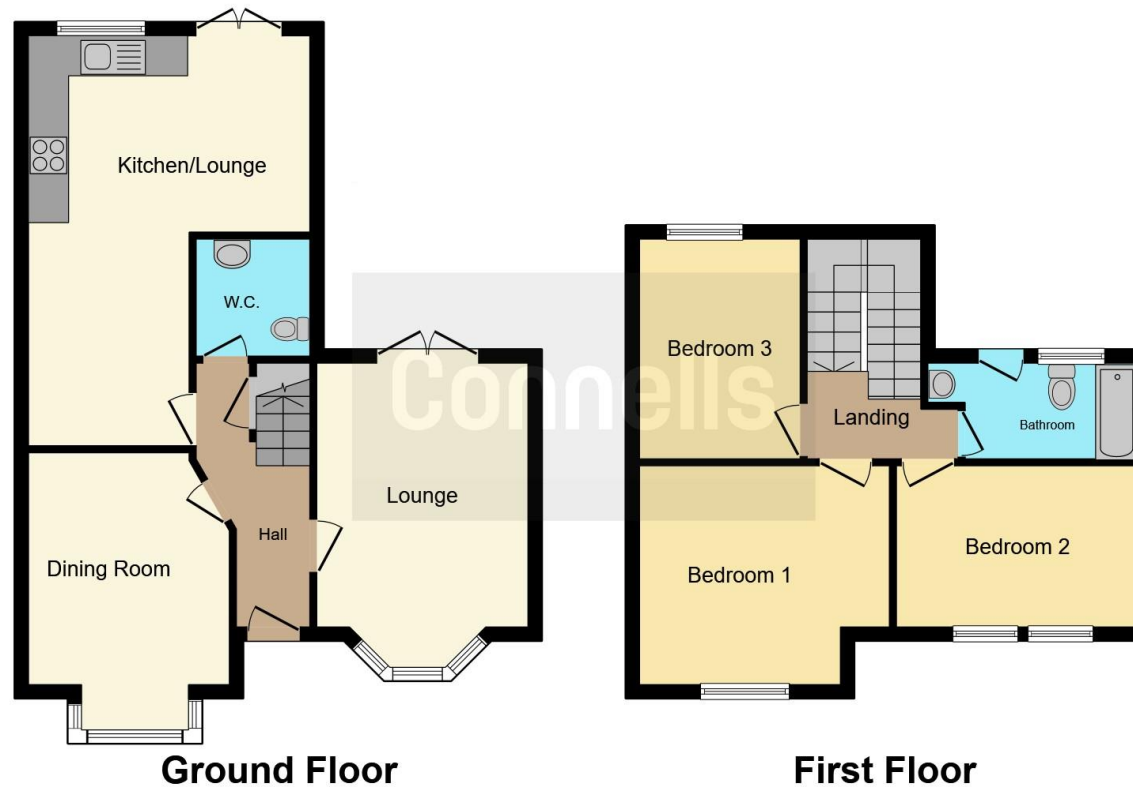
Rear Garden

Being fully astroturfed with a portion of the garden being patioed.









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Tenure: Freehold

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