



**Beeches Road, Birmingham B42 2HL**

**welcome to**

## **Beeches Road, Birmingham**

A well-presented three-bedroom semi-detached home on the sought-after Beeches Road in Great Barr. This property features a spacious lounge, fitted kitchen, modern family bathroom, front and rear gardens, and a rear garage with access. Ideally located close to local schools, shops and transport links

### **Agent Note**

Council Tax Band B

### **Approach**

Paved front, lawn, Composite door into

### **Porch**

Store cupboard, ceiling light point, door into

### **Entrance Hall**

Stairs to the first floor, radiator, ceiling light point, store cupboard, doors to

### **Cloakroom**

Double glazed window to the front, ceiling light point, offers potential conversion to a downstairs wc.

### **Lounge**

15' 3" into recess x 14' 4" ( 4.65m into recess x 4.37m )  
Double glazed window to the rear, UPVC door to the rear garden, electric fire, radiator, ceiling light point

### **Kitchen**

13' 4" x 8' 3" ( 4.06m x 2.51m )  
Double glazed window to the front, a range of wall and base units with worksurface over, sink and drainer, gas hob with extractor over, electric oven, integrated appliances including washing machine and dishwasher, breakfast bar, radiator, ceiling light point





### **Landing**

Ceiling light point, cupboard housing the newly fitted central heating boiler, loft access, ceiling light point, doors to

### **Bedroom One**

15' x 9' into recess ( 4.57m x 2.74m into recess )  
Double glazed window to the rear, radiator, ceiling light point

### **Bedroom Two**

13' 1" x 8' 3" ( 3.99m x 2.51m )  
Double glazed window to the front, ceiling light point, radiator

### **Bedroom Three**

11' 4" x 6' ( 3.45m x 1.83m )  
Double glazed window to the rear, radiator, ceiling light point

### **Bathroom**

Double glazed window to the front, paneled bath, low level wc, wash hand basin and vanity unit, heated towel rail, tiled, ceiling light point.

### **Rear Garden**

Patio to front and rear, lawn, shrub and floral borders, fenced borders, wooden garden shed, double gates for rear parking with access to the rear via secure gated access.

### **Rear Garage**

Up & over door to the front



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welcome to

## Beeches Road, Birmingham

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



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). Powered by [www.focalagent.com](http://www.focalagent.com)

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