



Beeches Drive, Erdington  
Birmingham, B24 0DT

Offers in the Region Of £389,950



# Erdington

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Situated in a most desired residential address this magnificent updated and contemporarily presented family home offers a delightful opportunity for any and all prospective buyers and will not disappoint on viewing.

The property briefly offers a spacious fore garden providing ample parking thereto with garage off to the right-hand elevation. Access to the property is then gained via a UPVC porch which in turn leads into an entrance to hallway with beautiful floorings and redressed and fitted stairs.

Leading off the entrance hallway is a beautifully presented open plan through lounge/formal dining room with dividing bi-fold doors.

A delightful kitchen being fitted to a high standard and featuring a range of fitted base and wall units leads off the rear of the entrance hallway. Door access from the kitchen provides entry to a large side utility with guest W.C. and store/boiler room and entry into a spacious side garage.

From the entrance hallway stairs ascend to the first floor and provide access to three good size bedrooms and contemporary refitted bathroom with shower suite.

To the rear are outstanding rear gardens which radiate to provide a most delightful Easterly facing plot providing a spacious patio area with lawn bordered by wooden panel fencing to all sides.

Subject to regulatory approval further extension to the ground and first floor elevations may be considered.

All in all an absolute must for viewing! All viewings are strictly by appointment and via Paul Carr Erdington and for proceedable purchasers only.







## Property Specification

THIS SPACIOUS AND MOST CONTEMPORARY FAMILY HOME BRIEFLY COMPRISES;

Porch

Hallway

Lounge 3.59m (11'9") x 3.39m (11'1")

Dining Room 3.71m (12'2") x 3.34m (10'11")

Kitchen 4.09m (13'5") x 2.42m (7'11")

Utility 5.20m (17'1") x 2.31m (7'7")

W/C

Garage

Landing

Bedroom 1 3.59m (11'9") x 3.35m (11')

Bedroom 2 3.72m (12'2") x 3.35m (11')

Bedroom 3 2.43m (8') x 2.43m (8')

Bathroom 2.60m (8'6") x 2.42m (7'11")

### Agent's Note:

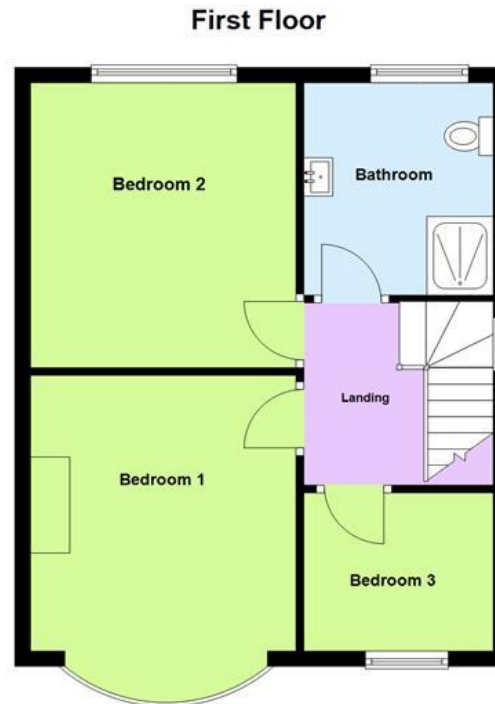
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Came on the market: 28th August 2024

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

