



Beechdale Avenue, Great Barr
Birmingham, B44 9DJ

£200,000

Great Barr

£200,000



Welcoming to the market this wonderfully presented two-bedroom semi-detached home located on the popular Beechdale Avenue.

Situated on a quiet cul de sac close to good local schools, shops and amenities. Approached via a paved pathway alongside a front garden and entered a secure porch.

Upon entry you are welcomed by a large lounge giving you access to the extended kitchen/dining room which offers an array of wall and base units, plenty of countertop space, sink unit with side drainer and space for suitable appliances. Completing the ground floor is the bathroom which consists of a bathtub with shower over, hand wash unit and WC.

Heading upstairs you are presented with two double bedrooms, the rear bedroom benefiting of a built-in cupboard. Externally, the home has a good-sized rear garden with a paved patio, fencing to the perimeter and lawned area.

Viewing this home is highly recommended.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 27th January 2025

Property Specification

TWO BEDROOM SEMI DETACHED
PERFECT FIRST TIME BUY OR INVESTMENT
NO ONWARD CHAIN
EXTENDED KITCHEN/DINING ROOM
QUIET CUL DE SAC

Lounge
4.60m (15'1") x 3.48m (11'5")

Bathroom
2.70m (8'10") x 1.80m (5'11")

Kitchen/Dining Room
6.67m (21'11") x 2.70m (8'10")

Bedroom 1
4.60m (15'1") x 3.52m (11'7")

Bedroom 2
4.60m (15'1") x 2.70m (8'10")

Viewer's Note:

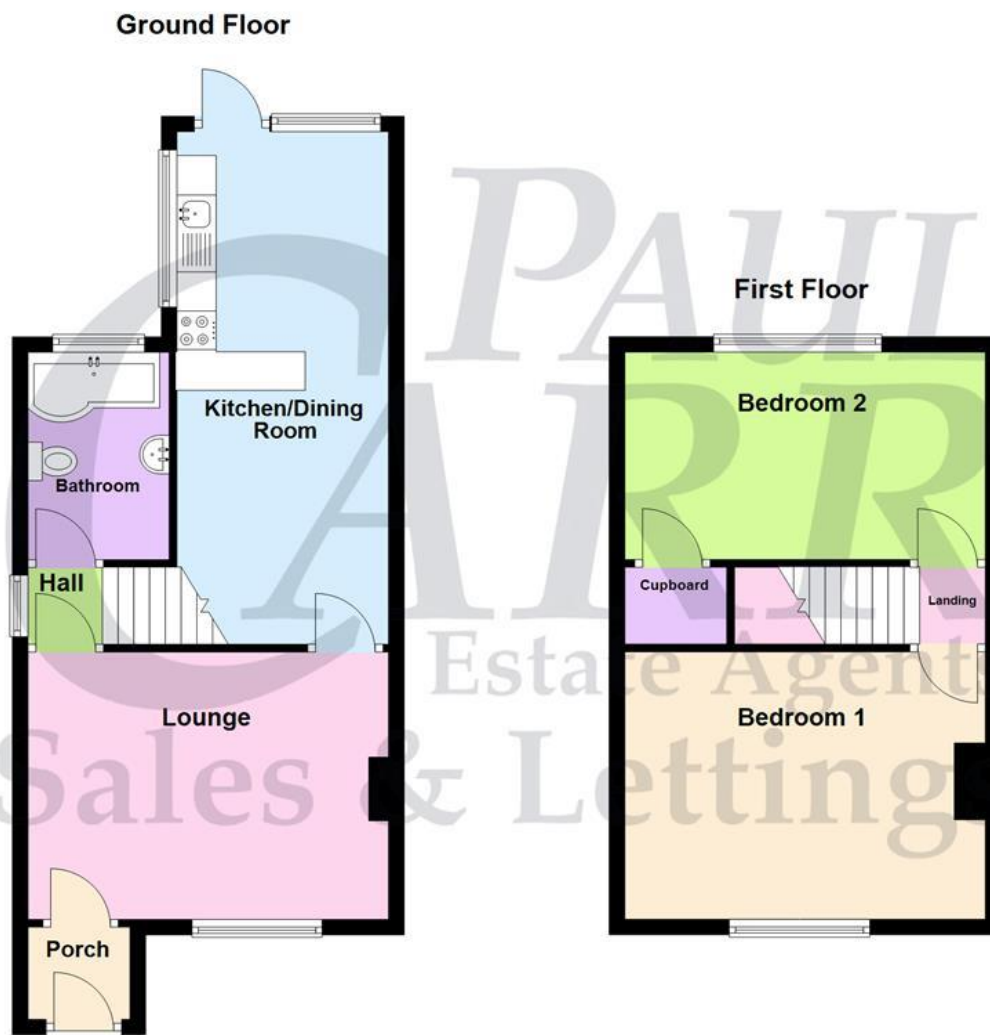
Services connected: Gas Electric Water Drainage

Council tax band: B

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		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

