



**Beechcroft Avenue**

Hall Green, Birmingham

- An Extended Three Bedroom Semi-Detached Family Home
- Fitted Kitchen & Family Bathroom
- Westerly Facing Rear Garden & Side Garage
- Two Reception Rooms

**Offers Over £275,000**

Current EPC Rating - TBC  
Current Council Tax Band - C



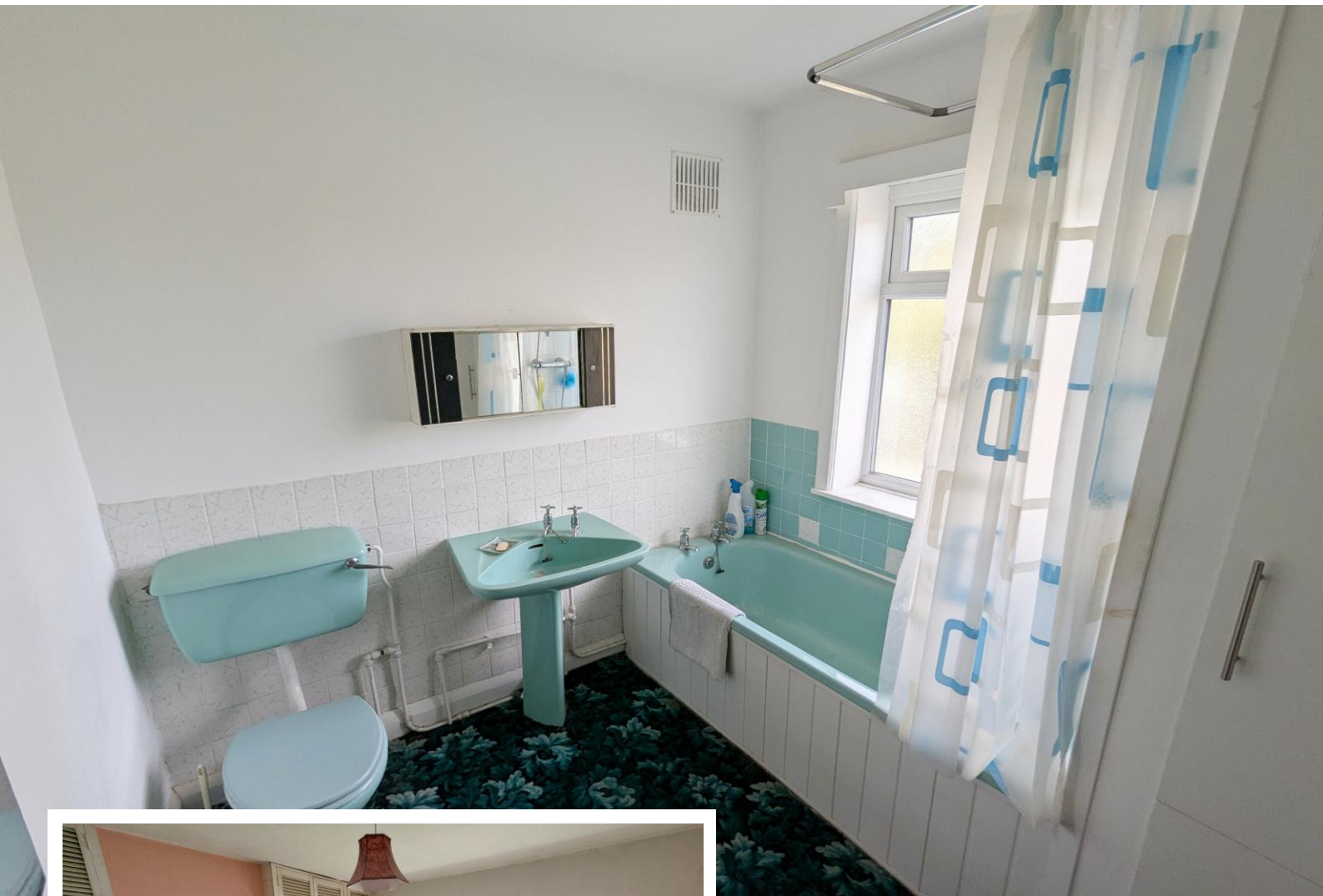




## Property Description

An extended semi-detached family home requiring modernisation but situated in a most convenient cul-de-sac location. Benefiting from no upward chain and offering accommodation comprising two reception room, extended kitchen, guest W.C, three bedroom, family bathroom, Westerly facing rear garden, side garage, lean to and driveway parking





## Rooms & Measurements

Reception Room One to Front 3.76m x 3.68m (12'4" x 12'1")

Extended Reception Room Two to Rear 5.46m x 3.71m (17'11" x 12'2")

Extended Kitchen to Rear 4.01m x 2.18m (13'2" x 7'2")

Lean To 3.25m x 2.11m (10'8" x 6'11")

Bedroom One to Front 3.91m x 3.35m (12'10" x 11'0")

3.35m x 3.23m (11'0" x 10'7")

Bedroom Three to Front 2.44m x 2.39m (8'0" x 7'10")

Family Bathroom to Rear 2.44m x 2.34m (8'0" x 7'8")

Side Garage 4.6m x 2.08m (15'1" x 6'10")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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