

# emma's

P R O P E R T I E S



61 Beechcroft Road, Birmingham, B36 9TE  
Offers in the region of £325,000



Introducing this lovely extended 3-bedroom semi-detached home on Beechcroft Road, B36. Ideal for families and first time buyers alike!

**Key Features:**

**Spacious Living Room:** Bright and inviting, perfect for relaxing and entertaining.

**Kitchen/Diner:** A contemporary kitchen with plenty of space and a dining area overlooking the garden.

**Three Bedrooms:** Includes a large master bedroom and two additional bedrooms perfect for family, guests, or a home office. Two bedrooms are accessed via the main staircase from the front door, while the third bedroom is reached via a second staircase in the second reception room.

**Bathroom:** Wet room including a shower, pedal stool handwash basin and W.C.

- Three Bedrooms
- Off Road Parking
- Spacious, Beautifully Presented Rear Garden
- Extended
- Ensuite



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