



Beechcroft Road, Birmingham





Property Description

Burchell Edwards are delighted to present this stunning detached family home located in the Parkfield school catchment area of Castle Bromwich. As you enter the property, you will be greeted by a spacious hallway, as you move through the ground floor, you have a W/C, family lounge and stunning kitchen/diner all off the main hallway. The kitchen/diner is the true hub of this home which boasts well for hosting and family living. The ground floor is finished off with a utility, access to the garage and a bright and airy conservatory which opens to a tranquil garden space.

Upstairs, the property boasts four bedrooms. The master bedroom is a lovely size with plenty of room for a large bed and plenty of furniture. The Bathroom is large and stylish with its neutral colours appealing to everyone.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout.

Outside, this plot is set back from the road, creating privacy with a well-maintained frontage with plenty of parking.

The location provides good access to local amenities, schooling and motorway access to both the M42 & M6

Entrance Porch

Double glazed window and door to front elevation and tiled flooring.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, laminate flooring and storage cupboard.

Lounge

17' 7" x 12' 2" (5.36m x 3.71m)

Double glazed window to front elevation, central heating radiator, laminate flooring and electric fire.

Kitchen/ Diner

15' max x 20' 2" max (4.57m max x 6.15m max)

Double glazed window to rear elevation, patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, built in microwave, spotlights, tiled flooring, tiling to splash prone areas, two central heating radiators and stairs to first floor accommodation.

Utility Room

18' 10" x 7' 5" (5.74m x 2.26m)

Doors to garage, storage room and garden, wall and base storage units, sink with drainer unit, two central heating radiators, lino flooring and washing machine.

Conservatory

12' 7" x 11' 8" (3.84m x 3.56m)

Double glazed windows to side and rear elevations, double glazed door to garden, tiled flooring and central heating radiator.

Landing

Carpet, loft access and central heating radiator.

Bedroom One

10' 6" x 12' 3" max (3.20m x 3.73m max)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

9' 9" x 11' 5" (2.97m x 3.48m)
Double glazed window to rear elevation, central heating radiator, carpet and built in storage.

Bedroom Three

7' 11" x 8' 7" (2.41m x 2.62m)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Four

7' 5" x 8' 8" (2.26m x 2.64m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin with vanity unit, heated towel rail, spotlights, tiled flooring, tiling to splash prone areas and bath with shower over/

Rear Garden

Block paved patio, pebbled decor, shrubs and plants.









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

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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Property Ref: CBW210517 - 0003