



Beechcroft Road, BIRMINGHAM



Beechcroft Road, BIRMINGHAM, B36 9SJ

for sale offers over
£375,000



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 the hallway with downstairs W/C, as you move through the ground floor, you enter the family lounge which in turn leads to the stunning kitchen/diner. 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.

Upstairs, the property boasts three bedrooms. The master bedroom is a lovely size with plenty of room for a large bed and plenty of furniture, you also have another double room and a single. The Bathroom is large and stylish with its neutral colours and modern suite.

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. To the rear you have a well established garden providing a relaxing place to sit and enjoy those English summers.

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

Entrance Hallway

Door to front elevation and laminate flooring.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator, tiled flooring, tiling to splash prone areas.

Lounge

14' 9" x 12' 11" max (4.50m x 3.94m max)
Double glazed window to front elevation, central heating radiator and laminate flooring.

Kitchen

19' 1" x 15' 1" (5.82m x 4.60m)
Two double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven, gas hob and extractor, island with breakfast bar, integrated fridge freezer, two central heating radiators, spotlights and tiled/laminate flooring.

Utility Room

17' 1" x 7' (5.21m x 2.13m)
Doors to driveway and rear garden, double glazed window to front elevation, lino flooring, washing machine.

Landing

Double glazed window to side elevation and carpet.

Bedroom One

11' 1" into door recess x 16' 2" max (3.38m into door recess x 4.93m max)

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

11' x 9' 5" (3.35m x 2.87m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

8' x 6' 1" (2.44m x 1.85m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower cubicle, heated towel rail, spotlights, extractor, fully tiled walls.

Front Garden

Paved driveway providing off road parking, car port and side access to the rear.

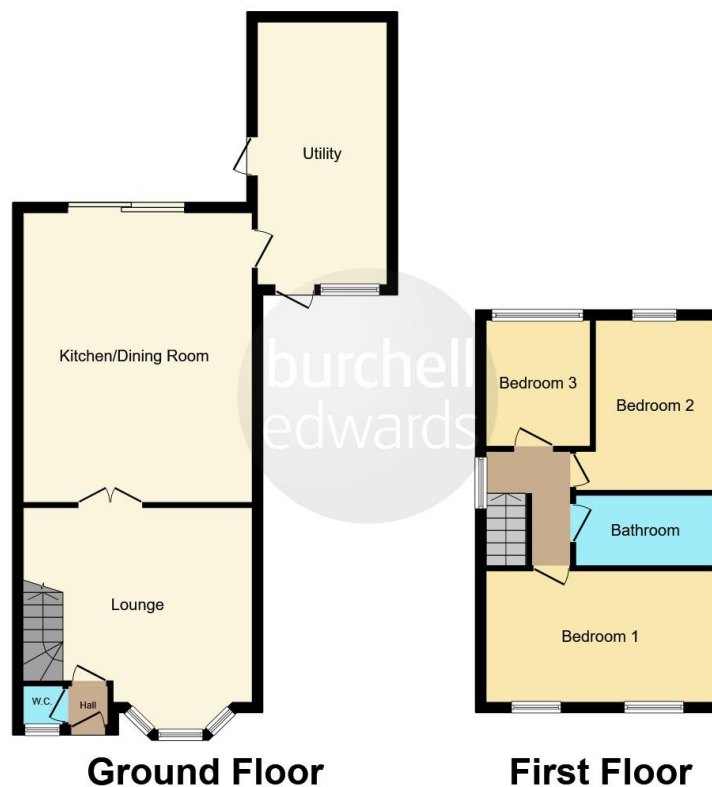
Rear Garden

Paved patio, laid to lawn and side access to frontage.









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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T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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