



Beeches Drive, Birmingham







### Property Description

A beautifully presented three bedroom semi detached home in a highly sought after area in Erdington that would be a fantastic home for a growing family looking to move to a better area.

Available with no upward chain, this well presented property offers fantastic living space in the form of a large lounge and dining room, modern kitchen, three double bedrooms, upstairs family bathroom with a downstairs W/C , well maintained rear garden and so much more!

Call Burchell Edwards to book your viewing now!

### Approach

Driveway providing off road parking.

### Reception Porch

Double glazed door to front elevation and tiled floor.

### Entrance Hallway

Timber door to front elevation, double glazed window to front elevation and central heating radiator with stairs to first

### Lounge

15' 4" x 10' 11" ( 4.67m x 3.33m )  
Double glazed bay window to front elevation, central heating radiator, gas fire, laminate flooring, timber french doors to dining room.

### Dining Room

13' 1" x 10' 11" ( 3.99m x 3.33m )  
Double glazed UPVC french doors to rear elevation, central heating radiator and laminate flooring.

### Kitchen

13' 5" x 8' 1" ( 4.09m x 2.46m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, gas oven and hob, pantry, tiled floor and space for a fridge/freezer, 6 x spot lights with door to utility room.

### Utility Room

17' 1" x 7' 6" ( 5.21m x 2.29m )  
UPVC door to rear garden, Double glazed window to rear elevation, tiled floor. door to downstairs W.C. Boiler room

## Landing

Double glazed window to side. Doors to all room and family bathroom

## Bedroom One

15' 3" x 11' ( 4.65m x 3.35m )

Double glazed bay window to front elevation, central heating radiator.

## Bedroom Two

12' 2" x 10' 11" ( 3.71m x 3.33m )

Double glazed window to rear elevation and central heating radiator

## Bedroom Three

8' 7" x 7' 11" ( 2.62m x 2.41m )

Double glazed window to front elevation and central heating radiator

## Bathroom

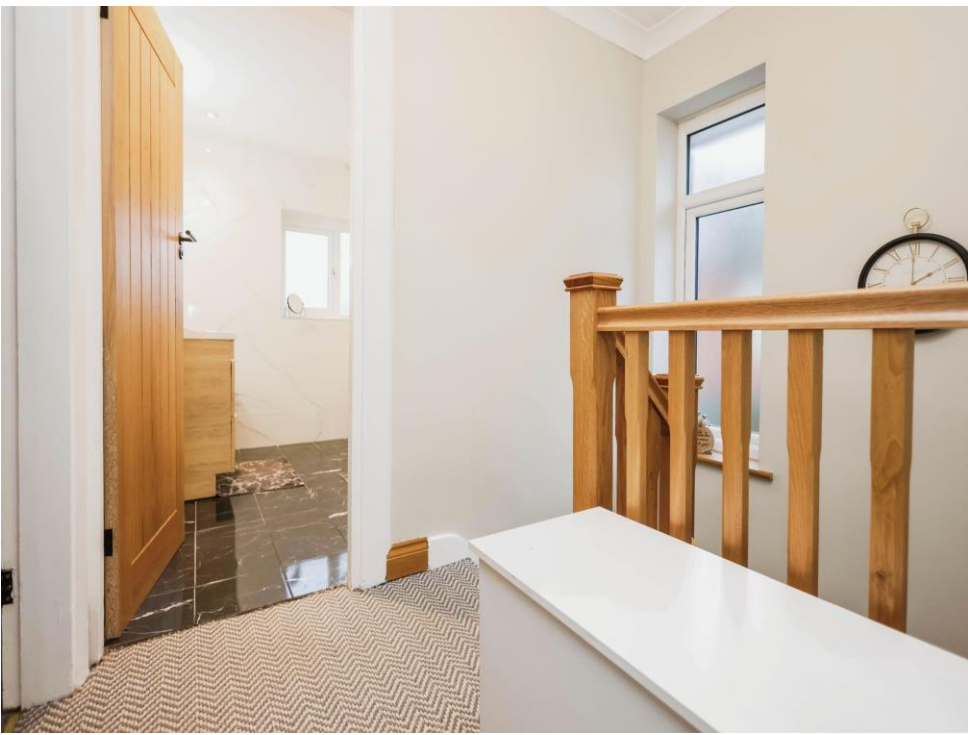
Double glazed window to rear elevation, wash hand basin with vanity storage, WC, shower cubicle (Double) and fully tiled with extractor

## Garden

Patio area, lawn, flow bed to the right and fence boundaries.

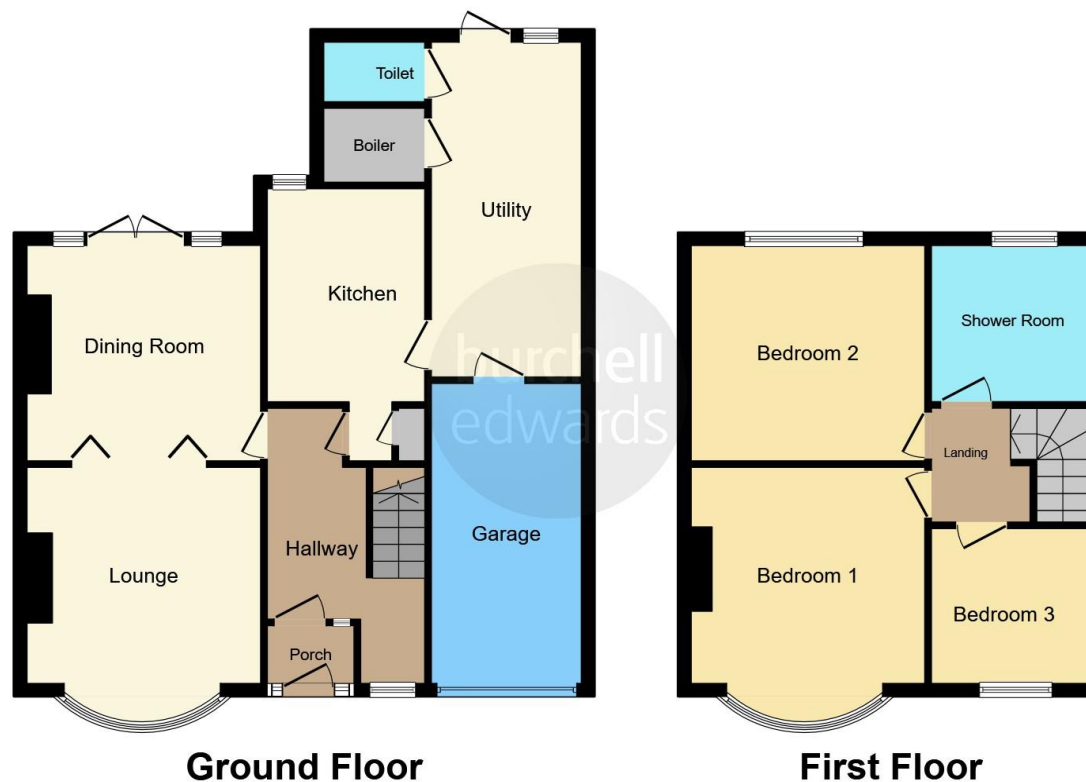












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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: ERD206888 - 0005**