



Beeches Drive, Birmingham



Beeches Drive, Birmingham B24 0DT

for sale offers in excess of
£375,000



Property Description

Burchell Edwards Erdington are delighted to present this stunning three-bedroom semi-detached family home in a sought-after location, offering spacious and extended accommodation. The property features a welcoming entrance hallway, a beautifully presented lounge with open views to the front, and a sitting room overlooking the expansive rear gardens. The kitchen, fitted with modern units, leads to a utility and dining area with a guest W.C.

Upstairs, there are three double bedrooms, all immaculately presented, and a family bathroom with a separate shower. Externally, the property boasts ample parking to the front and a large, east-facing rear garden with lawn and patio areas, perfect for family living and al fresco dining. Viewing is highly recommended-contact Burchell Edwards Erdington today to arrange yours.

Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin, lino flooring and central heating radiator.

Storage Cupboard

Double glazed window to front elevation and carpet.

Lounge

14' 7" into bay x 10' 11" into max (4.45m into bay x 3.33m into max)
Double glazed bay window to front elevation, central heating radiator, carpet and electric fire.

Dining Room

12' 10" x 11' into max (3.91m x 3.35m into max)
French doors to rear elevation, central heating radiator, carpet and coal fire.

Kitchen

10' 3" x 7' 9" (3.12m x 2.36m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for cooker, tiling to splash prone areas, under stairs storage and tiled flooring.

Utility Room

13' 2" x 7' 6" (4.01m x 2.29m)
French doors to rear elevation, skylight, access to W.C and garage and lino flooring.

Bedroom One

12' 3" to fitted wardrobe x 9' 3" (3.73m to fitted wardrobe x 2.82m)

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

Bedroom Two

15' 2" into bay x 9' plus fitted wardrobes (4.62m into bay x 2.74m plus fitted wardrobes)

Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Three

10' 10" x 7' 11" (3.30m x 2.41m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, corner bath, shower cubicle, tiling to walls, lino flooring and central heating radiator.

Rear Garden

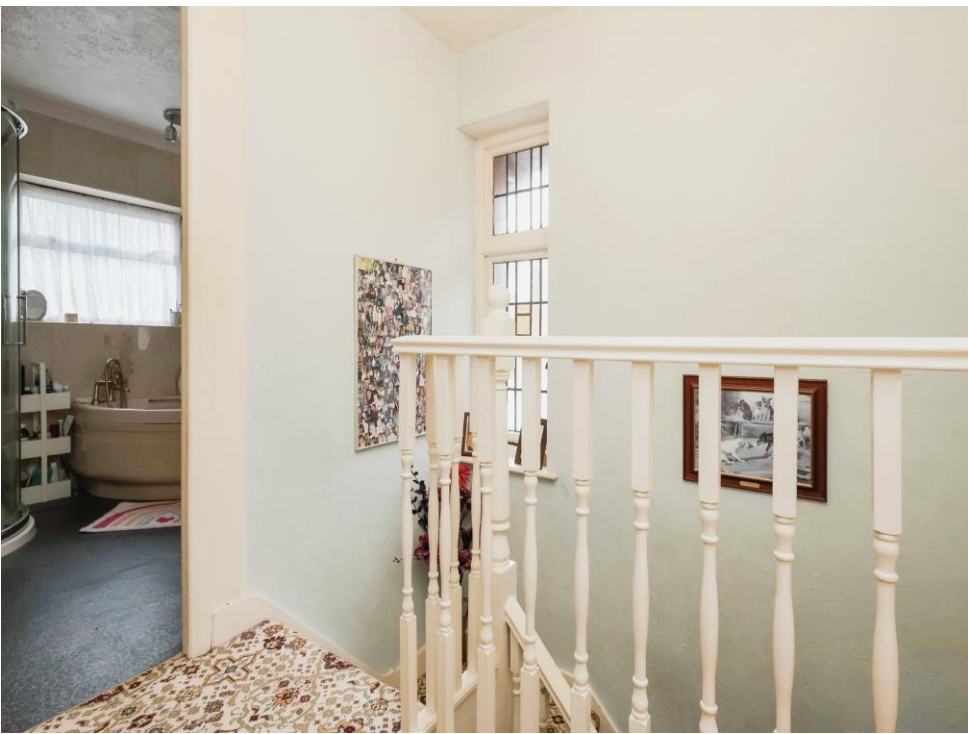
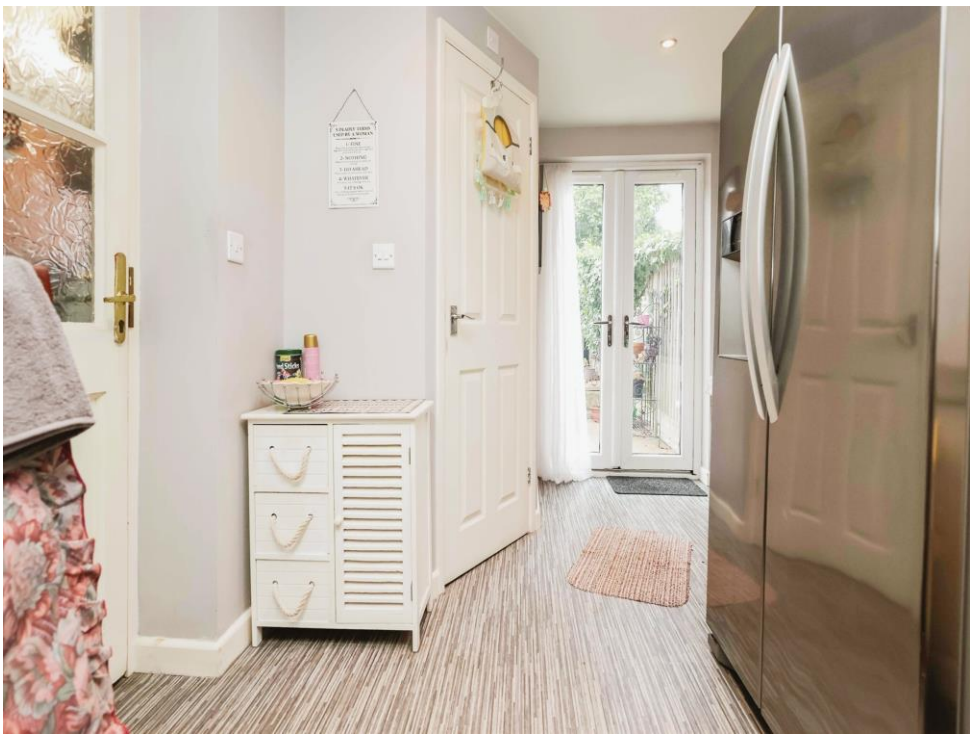
Patio area, pond, side access and fencing to boundaries.

Garage

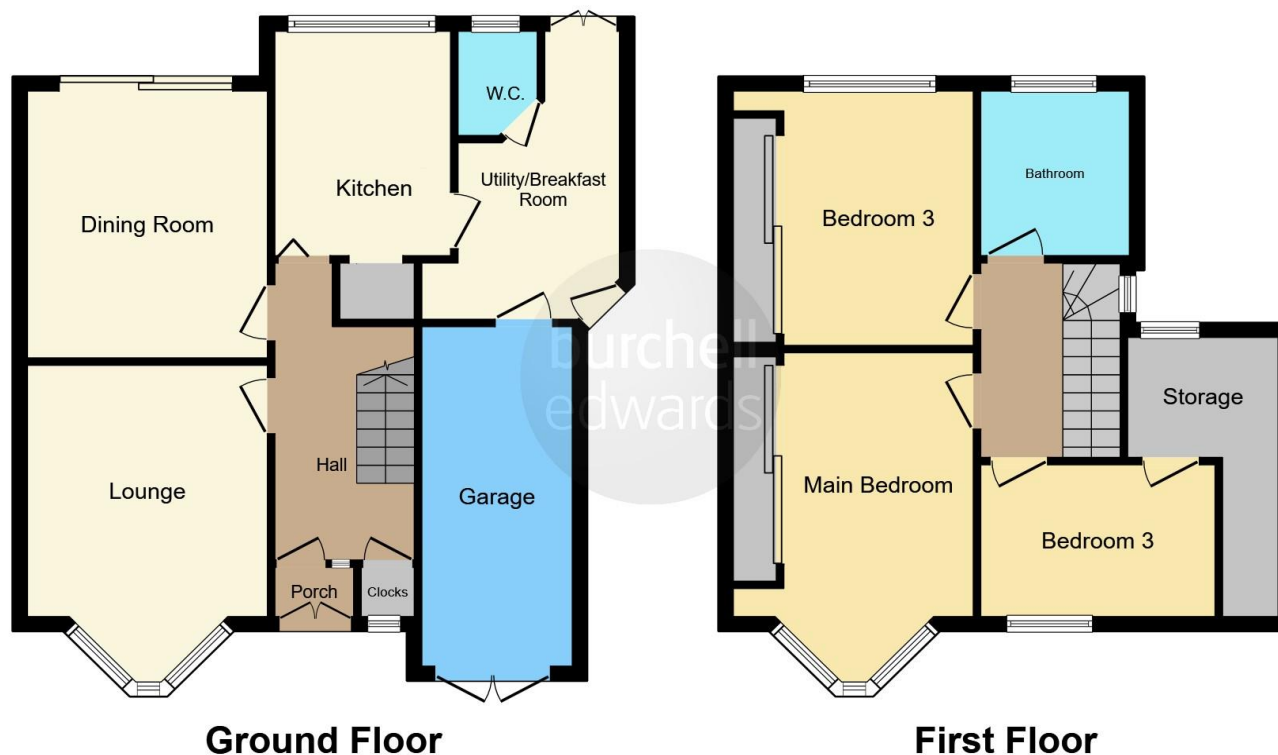
16' 3" x 7' 8" (4.95m x 2.34m)

Wooden doors to front elevation, concrete flooring and central heating boiler.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206894



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