

# Beechmore Road, BIRMINGHAM



# Beechmore Road, BIRMINGHAM B26 3AS





# **Property Description**

EXTENDED Three Bed in a fantastic location in SHELDON! Having a Large Kitchen as well as a separate lounge and dining room this has plenty of space for any family or first time buyer looking to get on the property ladder! Don't hang around call NOW on 0121 742 1725.

# **Entrance Hallway**

Double glazed door to front elevation and central heating radiator.

#### Lounge

11' 11" max x 13' 5" into bay ( 3.63m max x 4.09m into bay ) Double glazed bay window to front elevation, central heating radiator and electric fire.

# **Dining Room**

9' 2" x 11' (2.79m x 3.35m) Double glazed sliding doors to rear elevation and central heating radiator.

## **Kitchen**

17' 4" max x 15' 3" max ( 5.28m max x 4.65m max ) L shaped room. Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, gas cooker, cooker hood, space and plumbing for washing machine and dishwasher, central heating boiler, tiling to splash prone areas and extractor fan.

# Landing

Loft access with drop down ladders.

# **Bedroom One**

11' x 8' 8" ( 3.35m x 2.64m ) Double glazed window to front elevation and central heating radiator.

# Bedroom Two

11' x 8' 9" ( 3.35m x 2.67m ) Double glazed window to rear elevation and central heating radiator.

# **Bedroom Three**

9' 9" x 6' 10" plus recess ( 2.97m x 2.08m plus recess ) Two double glazed windows to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath with electric shower over, wash hand basin, W.C, extractor fan, heated towel rail and airing cupboard.

# **Ground Floor Shower Room**

Shower cubicle with electric shower over, wash hand basin, W.C and tiling to walls.

# **Rear Garden**

Slabbed patio, laid to lawn and access to double garage.











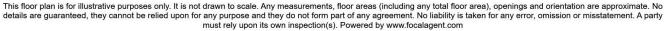






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EPC Rating: F

Tenure: Freehold

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