



Beechmore Road, BIRMINGHAM

burchell
edwards



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.









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

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: F

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209883



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL209883 - 0025