



Beverley Grove, BIRMINGHAM

burchell
edwards



Property Description

AMAZING LOCATION! Just off HORSE SHOES LANE in a lovely little cul de sac this EXTENDED three bedroom semi is perfect for a family. Close to schools, amenities and transport links such as the Coventry road, M42, Birmingham international airport and train station. Call now to view on 0121 742 1725

Front Garden

Tarmac driveway providing off road parking, door to storage room and double glazed door into:

Entrance Porch

Double glazed door into:

Entrance Hallway

Stairs leading to first floor accommodation, central heating radiator, storage cupboard housing meters and door into:

Reception Room One

12' 2" into bay x 9' 11" max (3.71m into bay x 3.02m max)

Double glazed bay window to front elevation, central heating radiator and double opening doors into:

Reception Room Two

21' 11" x 9' 11" max (6.68m x 3.02m max)

Double glazed double doors and windows to rear elevation and central heating radiator.

Kitchen

17' 11" max x 18' 3" max (5.46m max x 5.56m 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, space and connections for gas cooker with seven ring hob, space for large fridge freezer, tiling to splash prone areas, space and plumbing for dishwasher, breakfast bar, tile effect vinyl flooring, access to under stairs storage cupboard and door to utility/ storage area.

Rear Garden

Paved patio leading to laid to lawn, rear access and fencing to all boundaries.

Utility Area

8' 10" x 7' 11" (2.69m x 2.41m)

Wood effect laminate flooring, wash hand basin with shower unit, space and plumbing for washing machine and open archway into:

Ground Floor W.C

W.C wash hand basin with storage, plumbing for shower and wood effect laminate flooring.

Storage Area

Accessed via frontage with wood effect laminate flooring.

Landing

Double glazed window to side elevation and all doors off to:

Bathroom

5' x 5' 8" (1.52m x 1.73m)

Double glazed window to side elevation, paneled bath with shower over, wash hand basin with storage, W.C, tile effect vinyl flooring and heated towel rail.

Bedroom One

8' 10" x 12' 2" into bay plus recess (2.69m x 3.71m into bay plus recess)

Double glazed bay window to rear elevation, central heating radiator, fitted wardrobes, loft access with drop down ladders and wood effect laminate flooring.

Bedroom Two

12' 4" into bay x 10' max (3.76m into bay x 3.05m max)

Double glazed bay window to front elevation, central heating radiator and built in storage into bay.

Bedroom Three

5' 2" x 6' (1.57m x 1.83m)

Double glazed window to front elevation and central heating radiator.

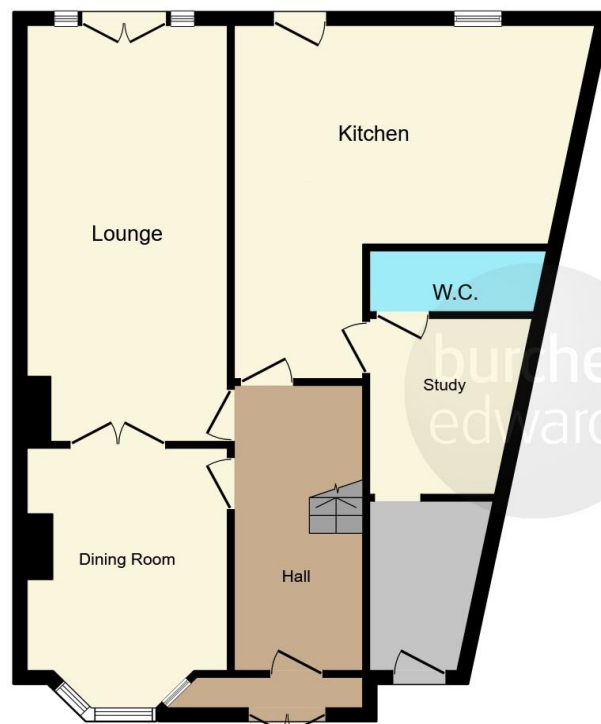
Loft Storage

12' x 12' 10" approx restricted head height (3.66m x 3.91m approx restricted head height)

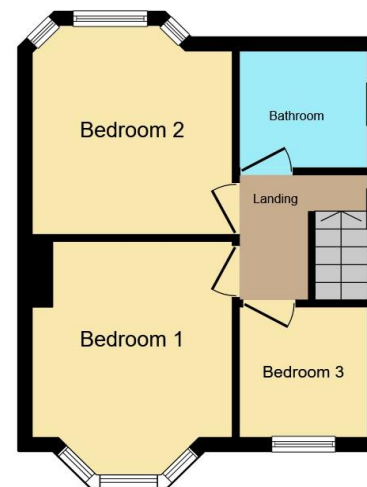








Ground Floor



First Floor

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/SHL210006



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