



Beechmore Road, Birmingham

burchell  
edwards



### Property Description

Step back in time with this charming 1930s three bedroom semidetached home! Perfect for families looking for a spacious and accommodating living space, this home features a beautiful extension to the rear, providing ample room for entertaining guests or simply relaxing with loved ones.

With multiple wash rooms, you'll never have to worry about waiting in line for the bathroom again. And for those who work from home, this property is ideal with plenty of space for a home office or studio.

Don't miss out on the opportunity to own a piece of history while enjoying all the modern conveniences of today. Contact us today to schedule a viewing of this unique and inviting home!

### Entrance Hallway

Door to front elevation, single glazed window to front elevation, spotlights, laminate flooring and central heating radiator.

### Shower Room

Electric shower, wash hand basin and W.C.

### Lounge

10' 5" plus bay x 11' ( 3.17m plus bay x 3.35m )  
Double glazed bay window to front elevation, electric fire, chimney breast, central heating radiator and carpet.

### Dining Room

12' 4" x 4' 11" ( 3.76m x 1.50m )  
Double glazed window to front elevation, central heating radiator and laminate flooring.

### Kitchen

24' 8" x 16' 9" ( 7.52m x 5.11m )  
Double glazed French doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, double oven, extractor, space for fridge freezer, tiled flooring, tiling to splash prone areas, space for dishwasher and skylight.

### Utility Room

5' x 5' 1" ( 1.52m x 1.55m )  
Double glazed window to rear elevation, tiled flooring and central heating boiler.

## Bedroom One

9' 1" x 11' 11" ( 2.77m x 3.63m )

\*disclosure: bedroom one and three were one room at the time of the measurements and will be updated accordingly

## Bedroom Two

11' x 10' 6" ( 3.35m x 3.20m )

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

## Bedroom Three

## Bathroom

Double glazed window to front elevation, wash hand basin, W.C, mains shower and central heating radiator.

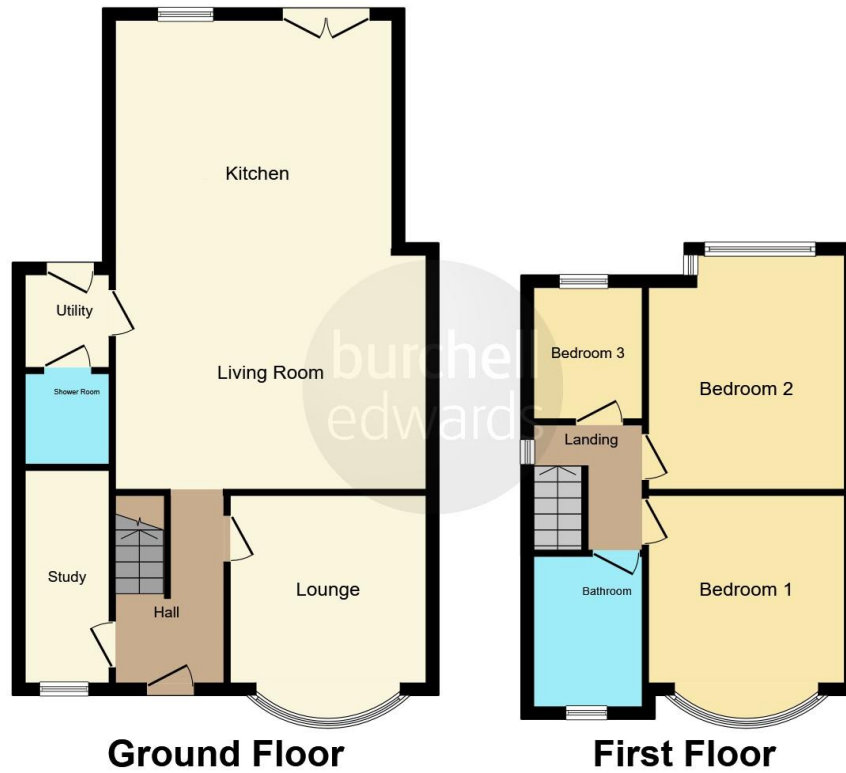
## Rear Garden

Patio, laid to lawn, outside tap and fencing to boundaries.

## Front Garden

Two car block paved driveway providing off road parking.





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](http://www.focalagent.com)

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EPC Rating: C

Tenure: Freehold

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