



Beeches Road, Great Barr
Birmingham, B42 2QN

Offers in Excess of £200,000

Great Barr

Offers in Excess of £200,000



We are pleased to present to market this superbly positioned three-bedroom end terrace home on Beeches Road in Great Barr. Ideally situated within easy walking distance of local schools, shops and amenities. Competitively priced, the property offers well-proportioned accommodation, a kitchen diner and a generous rear garden.

Upon entry, the hallway provides access to all downstairs rooms, with stairs rising to the first floor. The front reception room features a bay window, laminate flooring, electric fireplace and media wall. The full-width kitchen diner provides ample space for a dining table and chairs, alongside a good selection of wall and base units with space for integrated appliances.

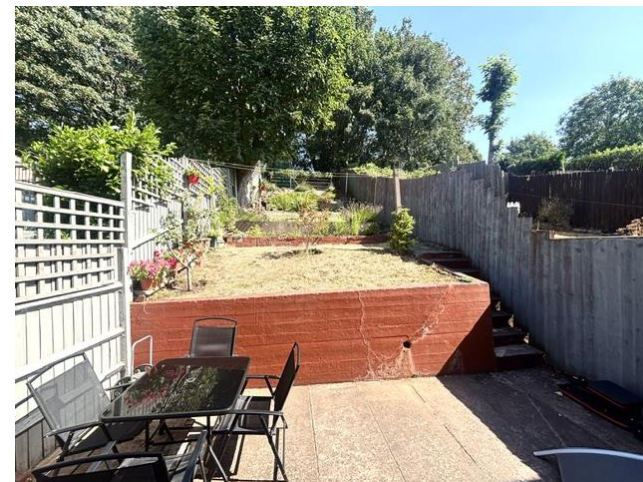
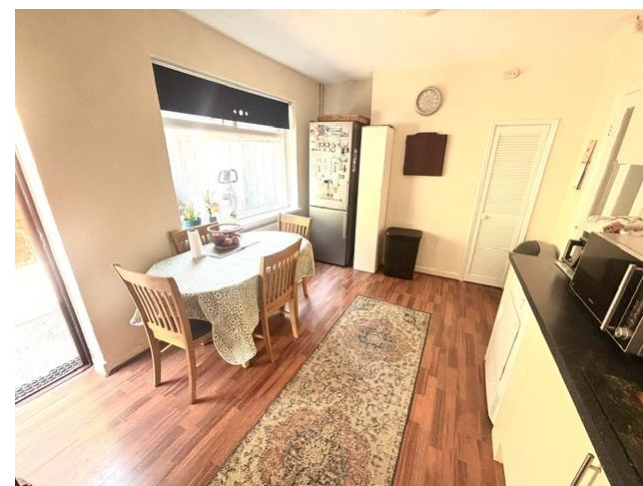
Upstairs, the landing leads to three bedrooms and the family bathroom, with pull-down ladders providing access to a useful loft area which is fully boarded and benefits from a Velux window.

There are two good-sized double bedrooms with front and rear aspects, together with a smaller third bedroom featuring a built-in storage cupboard. The family bathroom comprises a mainly tiled suite with bathtub and shower attachment over, W.C, wash hand basin and patterned flooring.

Externally, the elevated frontage features a lawn and steps leading to the entrance. To the rear is a generous tiered garden, beginning with a good-sized shaded patio and continuing through a mixture of lawn, patio and established shrubs.

The upper section also offers potential for a summer house or hobby room, creating a private retreat within the garden.

Overall, this is a well-positioned family home offering generous outdoor space and excellent potential for a range of buyers.



Property Specification

THREE BEDROOMED END TERRACE
KITCHEN DINER
LARGE REAR GARDEN
BOARDED LOFT WITH VELUX
POPULAR GREAT BARR LOCATION



Hallway
12' 10" x 5' 7" (3.9m x 1.7m)

Lounge
14' 5" x 9' 10" (4.4m x 3m)

Kitchen Diner
10' 6" x 14' 5" (3.2m x 4.4m)

Landing

Bedroom One
12' 6" x 8' 6" (3.8m x 2.6m)

Bedroom Two
10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom Three
9' 2" x 6' 7" (2.8m x 2m)

Family Bathroom
6' 7" x 5' 11" (2m x 1.8m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

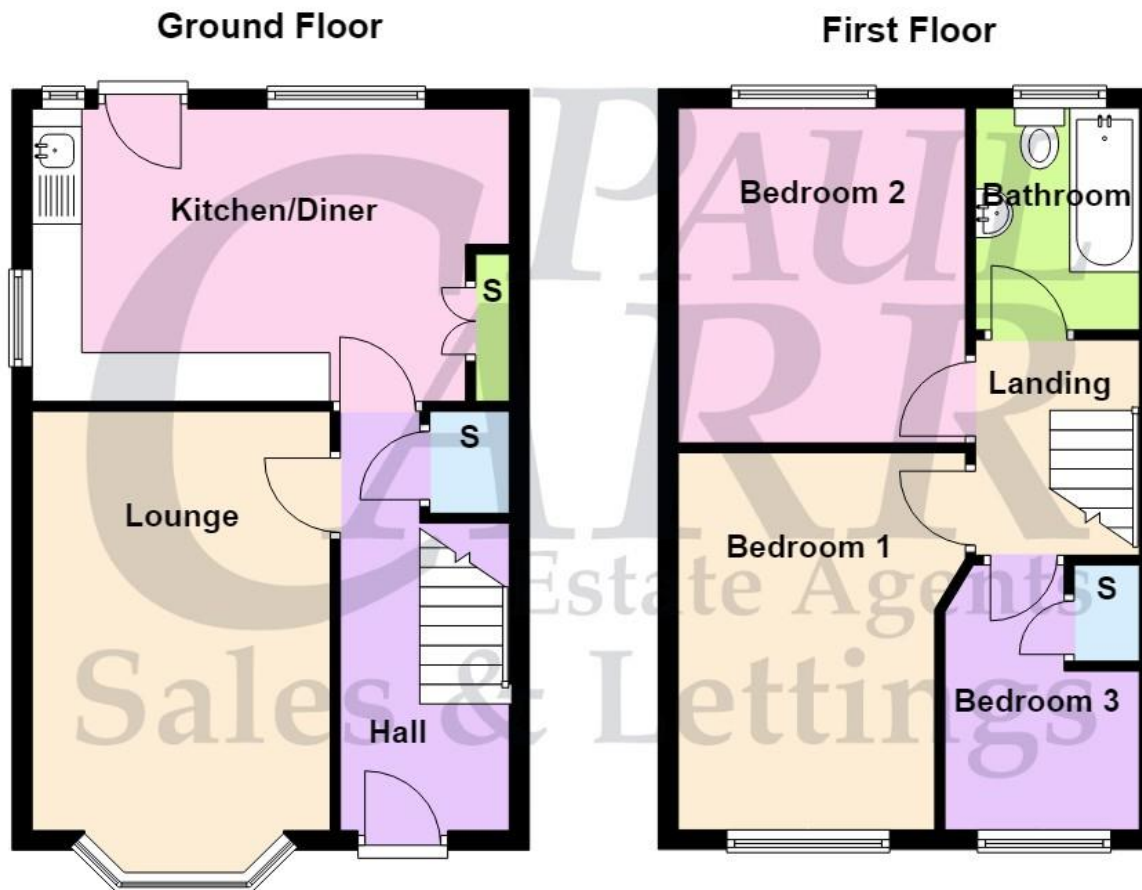
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

