

for sale

£270,000 Freehold



Beach Road BIRMINGHAM B11 4PL

This is a well presented three-bedroom property. The property is situated in a convenient residential location close to the Stratford Road, having access to local amenities such as schools, shops, and restaurants. It offers excellent travel links to Solihull, Birmingham City Centre and the motorway.

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# Property Details

## Entrance Porch / Hall

Via Double Glazed Door  
Radiator

## Lounge/Reception Room One 14' 1" x 10' 5" ( 4.29m x 3.17m )

Double Glazed Bay Window  
Radiator  
Electric Fireplace

## Dining Room / Reception Room T 11' 5" x 10' 5" ( 3.48m x 3.17m )

Double Glazed Window  
Radiator

## Kitchen 24' 9" x 6' 10" ( 7.54m x 2.08m )

Double Glazed Window  
Radiator  
Freestanding Gas Oven - 6 Stove  
Double Bowl Sink  
Double Glazed Door to Garden

## Bathroom Ground Floor

Double Glazed Window  
Shower Over Bath  
Basin  
Toilet  
Boiler

## Landing Upstairs

Double Glazed Window  
Access to Loft via Storage Cupboard

## Bedroom One 11' 10" x 16' 8" ( 3.61m x 5.08m )

Double Glazed Window  
Radiator

## Bedroom Two 11' 11" x 7' 11" ( 3.63m x 2.41m )

Double Glazed Window  
Radiator

## Bedroom Three 13' 1" x 6' 11" ( 3.99m x 2.11m )

Double Glazed Window  
Radiator

## Garden Rear

Wooden Storage Shed





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH310668 - 0002

Tenure:Freehold EPC Rating: E

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.

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