



Beaufort Avenue
Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached family home, situated in the sought-after area of Hodge Hill (B8),

Offered to the market with no upward chain, making it an ideal purchase for families, first-time buyers, or investors alike

, this may be in need of some modernisation but is perfect for those wishing to put their own stamp on a property!

The accommodation briefly comprises a welcoming entrance hallway, two spacious reception rooms providing versatile living and dining space, and a bright conservatory with a convenient WC overlooking the rear garden. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from both front and rear gardens, offering ample outdoor space for relaxation and entertaining.

A detached garage to the rear provides additional storage or secure parking.

Superbly located close to local amenities, schools, shops and excellent transport links, this fantastic home combines space, convenience and potential in a highly desirable residential location.

An early viewing is highly recommended to fully appreciate the accommodation on offer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to front elevation leading to the hallway.

Entrance Hallway

Stairs to first floor accommodation and central heating radiator. Ceiling light points and under stairs storage cupboard, carpet flooring.

Reception Room One

Double glazed bay window to front elevation, carpet flooring, ceiling light points, central heating radiator and feature fireplace.

Reception Room Two

Double glazed bay window to rear elevation, carpet flooring, ceiling light points, central heating radiator and feature fireplace.

Kitchen

Double-glazed window to rear elevation and double-glazed window to side elevation. Door to rear elevation leading to the conservatory. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Ceiling light points, tiling to splash prone areas and carpet tile flooring, housing central heating boiler.

Conservatory

Double-glazed window to rear elevation and door to rear elevation leading to the garden, door to side elevation leading to the side entry. Vinyl flooring, wall lights, storage cupboard.

Landing

Double glazed opaque window to side elevation. Carpet flooring, ceiling light point and loft access via hatch.

Bedroom One

Double glazed bay window to front elevation, carpet flooring, ceiling light points, central heating radiator and feature fireplace.

W.C

Double-glazed opaque window to side elevation. W.C., carpet flooring and ceiling light point.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light points, central heating radiator, feature fireplace and fitted wardrobes.

Bedroom Three

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator and storage cupboard.

Bathroom

Double glazed opaque window to rear elevation. Bath with shower over, wash hand basin, tiling to splash prone areas, storage cupboard and carpet flooring.

Front Garden

Pathway to front door, wall, lawn area, shrubs.

Rear Garden

Patio area, laid to lawn, shrubs, timber shed, and garage with rear access. Fenced boundaries.









Total floor area 114.3 m² (1,231 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: CBW211670 - 0003