





Beech Road,Erdington Birmingham B23 5QN

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Beech Road, Erdington Birmingham

DOUBLE FRONTED HOME SOUGHT AFTER ROAD*** DECEPTIVELY SPACIOUS*** THREE BEDROOMS*** POTENTIAL TO EXTEND*** OFF ROAD PARKING*** OFFERING NO CHAIN*** CALL NOW***.

Entrance Porch
Entrance Hallway
A very spacious hallway.

Reception Room One
A large, spacious living room with bay windows.

Reception Room Two
A large spacious reception room with bay windows.

Kitchen
Offering window to rear, ample storage space and sink and drainer.

Reception Room 3/ Shower Room
Offering a WC, shower cubicle and potential to convert to a third reception room or downstairs bathroom.

Garage
Spacious double garage also being used as a utility area.

Bedroom One
Spacious double bedroom with built in wardrobes.

Bedroom Two
A very spacious double bedroom with built in wardrobes.

Study/ Third Bedroom
A double bedroom/generous study space.

Bathroom
Offering a jaccuzi bath, WC, sink and wash basin and window to rear.









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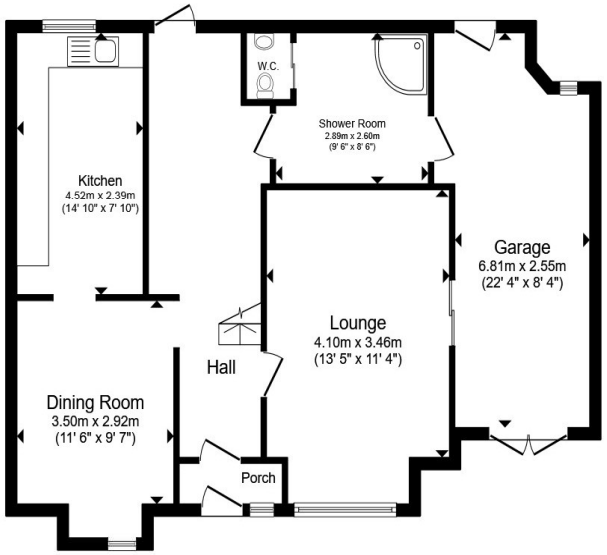
Beech Road, Erdington Birmingham

- SEMI DETACHED HOME
- DOUBLE FRONTED
- TWO/THREE RECEPTION ROOMS
- SPACIOUS AND PRIVATE REAR GARDEN
- OFF ROAD PARKING

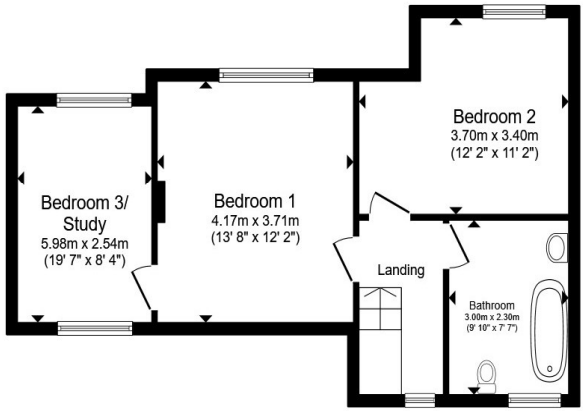
Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£260,000



Ground Floor



First Floor

Total floor area 133.8 m² (1,440 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

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells

The Property Ombudsman

Property Ref:
GRB113055 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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0121 358 2281

greatbarr@shipways.co.uk

905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN

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