



Connells

Beeches Drive
Birmingham



Property Description

****NO CHAIN**** Connells are proud to present this spacious 3 bedroom semi-detached property in Sutton Coldfield, with incredible opportunity to develop into a beautiful family home. Situated just 1 mile from Wylde Green High Street on a quiet side road hidden away, this house sits on an impressive plot with ample room for future developments. The house opens up into a warm, welcoming hallway with access to 2 great-sized reception rooms and a recently refitted kitchen space at its heart. The kitchen then leads out into a beautiful rear garden, with ample space to extend both to the side and back into the garden, whilst still leaving a generous amount of space in the garden. Upstairs features 3 good sized bedrooms, the third of which being considerably larger than the typical 'box room' in these types of properties. To the front, a good sized driveway for multiple cars and a handy garage space big enough to house a small car. This home is superbly located if popular primary and secondary schools are what you're looking for, as well as good main road and transport links, plus quick access to a host of local amenities including bars, restaurants, cafes and high street shops. Viewings highly recommended.

Entrance Porch

Having a double glazed door giving access into the porch and single glazed wooden door gives access into the entrance hallway

Entrance Hallway

Having radiator to wall, access to the ground floor rooms and stairs lead to first floor landing

Family Lounge

12' 3" x 10' 11" maximum and incl the bay (3.73m x 3.33m maximum and incl the bay)

Having rear facing bay window, double glazed French door with double glazed surround, electric fireplace and radiator to wall.

Dining Room

11' 7" x 10' 11" maximum incl the bay (3.53m x 3.33m maximum incl the bay)

Having front facing original single glazed windows and radiator to wall.

Kitchen

10' 2" x 7' 9" (3.10m x 2.36m)

Comprising integrated cupboards with laminate work surfaces, electric hob, electric oven with filter hood over, space for a fridge/freezer, space and plumbing for a washing machine, built-in pantry room, radiator to wall, rear facing window and double glazed door giving access to the rear garden.

First Floor Landing

Doors lead to bedrooms 1, 2, 3 and the family bathroom

Bedroom 1

11' 2" x 11' 2" maximum incl the bay (3.40m x 3.40m maximum incl the bay)

Having rear facing bay window overlooking the rear garden, radiator to wall, built-in storage cupboards and separate space for wardrobes,

Bedroom 2

11' 6" x 11' 2" maximum incl the bay (3.51m x 3.40m maximum incl the bay)

Having front facing bay window overlooking the driveway, radiator to wall and space for wardrobes,

Bedroom 3/Study

9' 10" x 7' 7" (3.00m x 2.31m)

Having front facing bay window overlooking the driveway, radiator to wall, built-in cupboard space and space for wardrobes,

Family Bathroom

Comprising a bath with hand-held shower facility over, built-in storage cupboard, wash hand basin and frosted window to the rear.

Separate WC

Having low level flush WC and frosted window to the side.

Outside

Front

The property is accessed via a tarmac front driveway offering ample off road parking

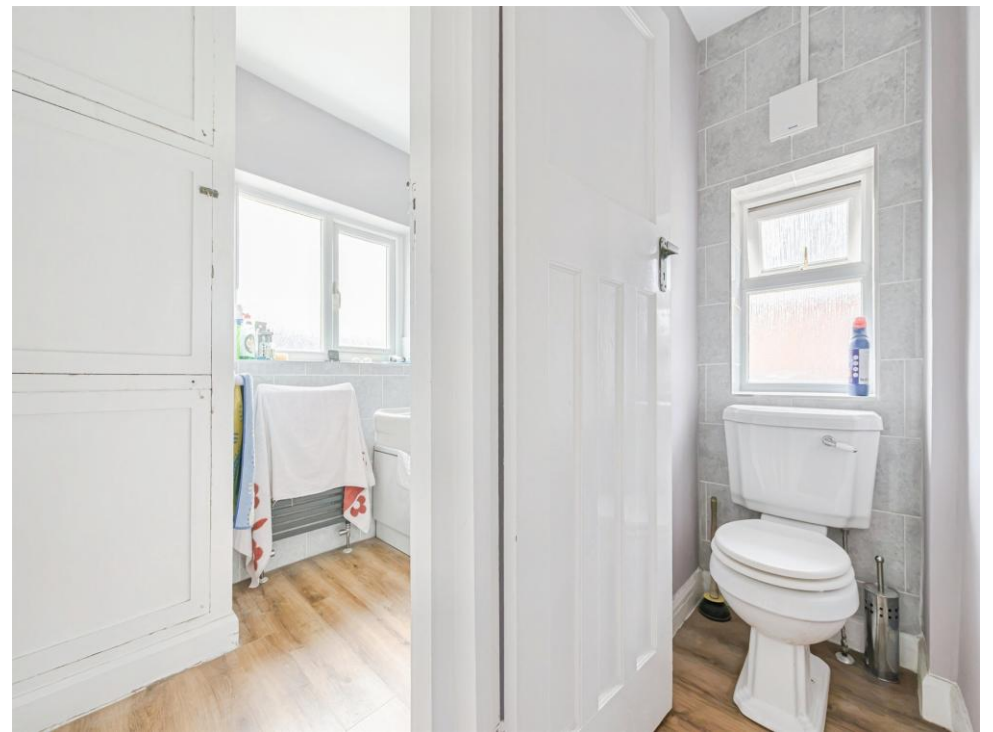
Rear Garden

Being a well established landscaped rear garden, with garden laid to lawn, having paved pathway, and fencing around perimeter,

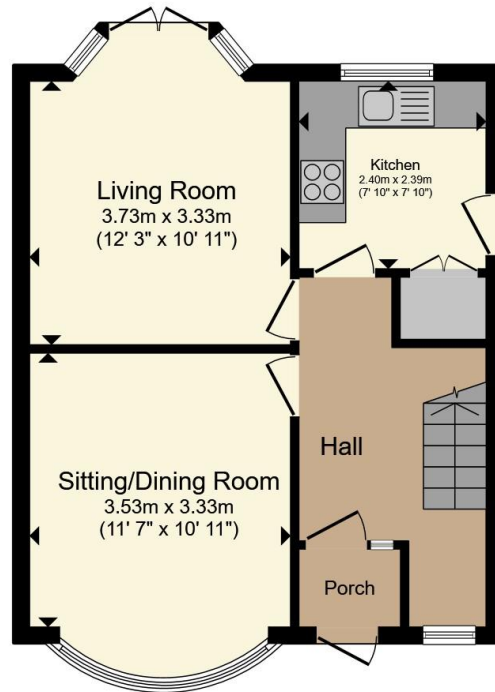
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

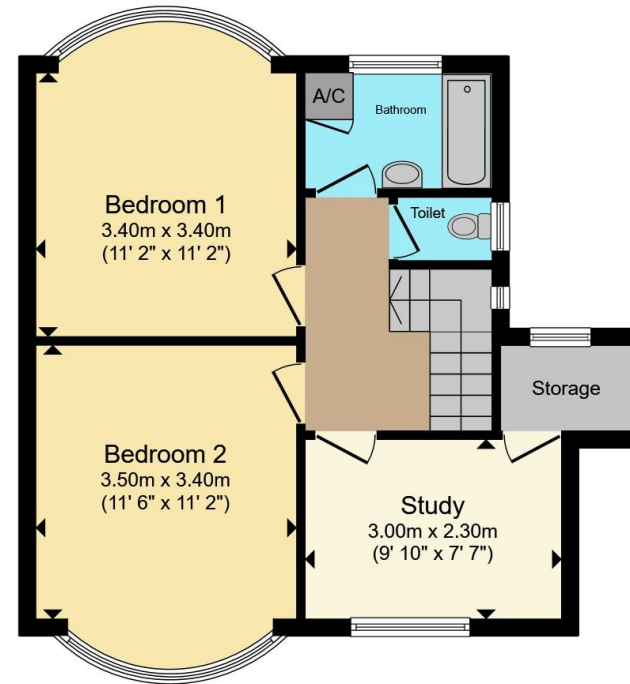








Ground Floor



First Floor

Total floor area 90.1 m² (970 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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4/6 High Street
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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311634



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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