



Beeches Road, Great Barr
Birmingham, B42 2QP

Offers Over £195,000

Great Barr

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Situated on the ever-popular Beeches Estate in Great Barr, this well-presented three-bedroom semi-detached property offers an excellent opportunity for first-time buyers, growing families and investors alike.

Conveniently positioned close to well-regarded local schools, everyday amenities and excellent transport links, the property is offered to the market with no upward chain.

Approached via a paved driveway providing off-road parking, the accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge and a spacious kitchen/diner, offering an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the rear garden has been thoughtfully arranged to provide a decking area, a lawn beyond and a further patio seating area, all enclosed by perimeter fencing to create a private outdoor space.

Early viewing is highly recommended to appreciate the accommodation and convenient location this property has to offer.





Property Specification

CHAIN FREE BUY
THREE BEDROOM SEMI
OFF ROAD PARKING
KITCHEN/DINER
POPULAR LOCATION

Hall
2.00m (6'7") x 1.68m (5'6")

Lounge
4.47m (14'8") max x 3.01m (9'11")

Kitchen/Dining Room
4.81m (15'9") x 3.25m (10'8")

Bathroom
2.06m (6'9") x 1.80m (5'11")

Bedroom 1
3.86m (12'8") x 2.90m (9'6")

Bedroom 2
3.21m (10'6") x 2.90m (9'6")

Bedroom 3
2.71m (8'11") x 2.08m (6'10")

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:

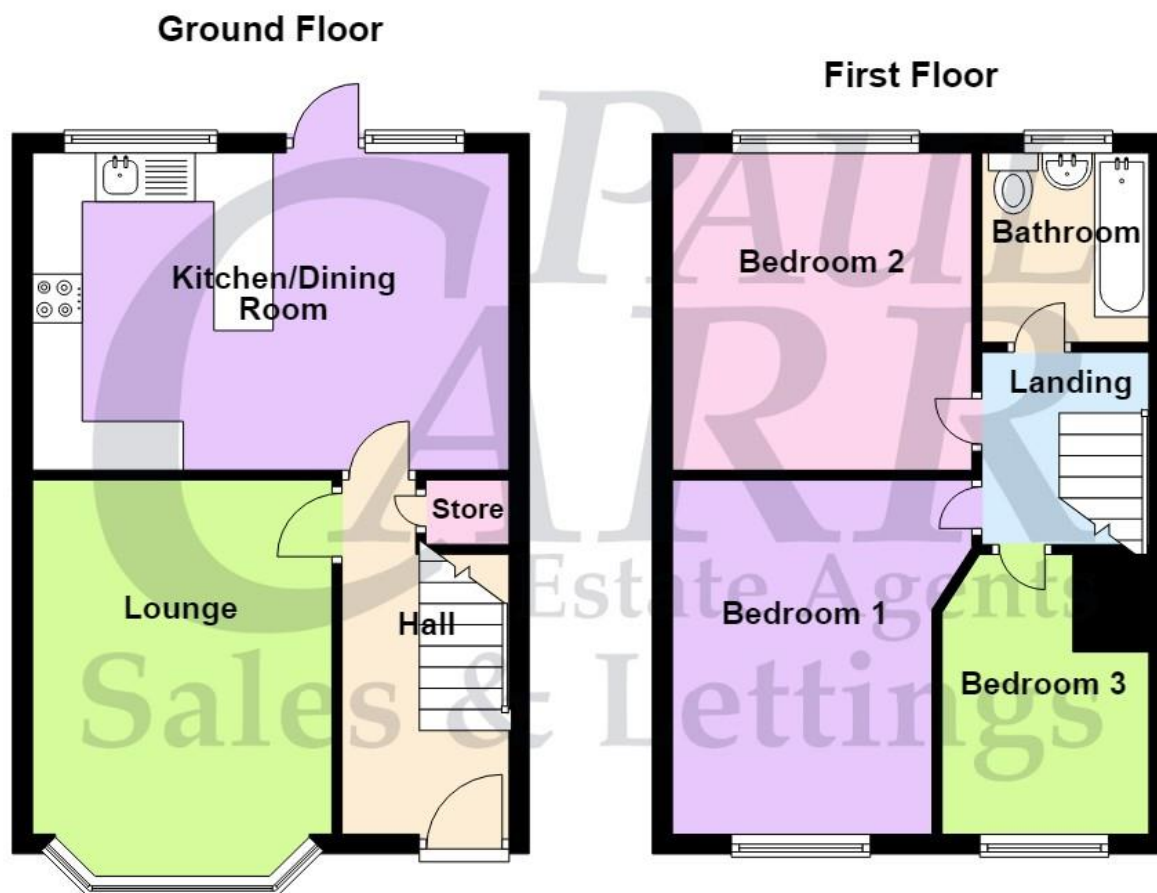
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: B
Tenure: LEASEHOLD approx. 900 years remaining,
Ground Rent: £9 per annum

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		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

