

FOR SALE



Beech Road, Erdington, B23 5QN

2 Bedrooms, 1 Shower Room, Detached Property

Offers In Excess Of £275,000





- Family Detached Property
- Conservatory
- Off Road Parking
- Garage
- Kitchen
- Two Bedrooms
- Shower Room

Martin and Co are pleased to offer for sale this extremely rare two bedroom period detached property in a much sought after road on the Erdington/Boldmere border. The location gives superb access to all local amenities as well as affording an easy commute into both Sutton Coldfield and Birmingham City Centre. Access to the motorway network is via the nearby M6 and Chester Road Railway Station is just short drive away. Local schooling includes Boldmere Junior School, Boldmere Infant School and Nursery, Court Farm Primary School, Wylde Green Primary School, Highclare Independent School and Oasis Academy Short Heath (catchment areas should be checked). Accommodation comprises hallway, lounge, dining room, kitchen, conservatory, two bedrooms, shower room and separate w.c. Further benefits include gas central heating, double glazing, rear garden with uPVC garden room, driveway and garage. Immediate viewing is essential in order to avoid genuine disappointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



HALL

LOUNGE 12' 1" x 11' 7" (3.68m x 3.53m)

DINING ROOM 12' 2" x 9' 9" (3.71m x 2.97m)

KITCHEN 7' 4" x 6' 11" (2.24m x 2.11m)

CONSERVATORY 7' 6" x 7' 6" (2.29m x 2.29m)

GARDEN ROOM 7' 2" x 5' 10" (2.18m x 1.78m)

LANDING

BEDROOM ONE 12' 1" x 11' 7" (3.68m x 3.53m)

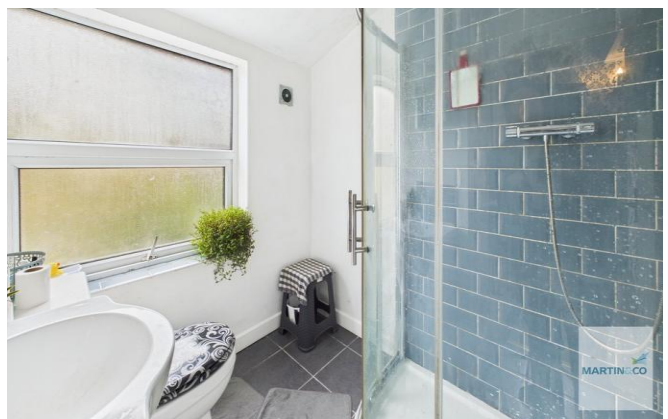
BEDROOM TWO 12' 2" x 9' 10" (3.71m x 3m)

SHOWER ROOM 6' 9" x 5' 10" (2.06m x 1.78m)

GUEST W.C.

GARAGE 11' 10" x 9' 0" (3.61m x 2.74m)

REAR GARDEN



COUNCIL TAX BAND - C

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors.

All measurements are approximate.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.