



Beeches Drive, Erdington
Birmingham, B24 0DS

£365,000

Erdington

£365,000

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This attractive well proportioned characterful semi-detached property offers a desirable opportunity for buyers, being available with the advantage of no onward chain. Set within close proximity of many local amenities including parks, shops, schools and transport links an early viewing is essential in order to fully appreciate the opportunity on offer.

Accessed via a recessed porch an inner door leads into a welcoming hall, with further doors taking you into a dining room with bay window to fore, a separate lounge with garden access, a fitted kitchen and under stairs pantry and access to a utility /study area with storage off and a door leading to the oversized double garage/workshop and WC with further garden access.

To the first floor there are three well proportioned bedrooms, bedroom three having a walk in wardrobe and eaves storage, along with a separate WC and family bathroom enjoying a panel bath and separate shower cubicle.

Outside the home sits behind a lawned fore garden with a driveway providing off road parking for vehicles and garage access.

To the rear of the property there is an attractive mature garden. An early viewing must be undertaken in order to avoid disappointment.





Property Specification

THIS SUPERBLY LOCATED
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

Dining Room 4.44m (14'7") x 3.32m (10'11")

Lounge 3.72m (12'2") x 3.32m (10'11")

Kitchen 3.20m (10'6") x 2.41m (7'11")

Pantry 0.89m (2'11") max x 0.76m (2'6")

WC

Store

Utility / Study 2.09m (6'10") x 2.05m (6'9")

Garage

Landing

Bedroom 1 4.57m (15') x 3.32m (10'11")

Bedroom 2 3.72m (12'2") x 3.32m (10'11")

Bedroom 3 2.97m (9'9") x 2.36m (7'9")

Bathroom/separate WC

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 131.9 sq. metres (1419.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

