ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- WELL PRESENTED THROUGH LOUNGE / DINER
- EXTENDED MODERN FITTED KITCHEN
- UTILITY AREA
- MODERN FITTED FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- WELL MANICURED REAR GARDEN
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN





BEECHES ROAD, GREAT BARR, B42 2HG - OFFERS IN EXCESS OF £260,000

An extended and well-presented semi-detached family home situated in the heart of Great Barr, offering excellent access to local schools, shops, and convenient public transport links. The property benefits from off-road parking to the front and is entered via an enclosed porch leading into a light and airy reception hallway. From here, access is provided to a spacious through living and dining room, creating an ideal space for both family living and entertaining. To the rear, the property has been extended to provide a modern fitted kitchen with a useful utility area. To the first floor, a generous landing leads to two well-proportioned double bedrooms, a good-sized third single bedroom, and a contemporary family shower room. Outside, the rear garden has been designed for low-maintenance enjoyment, featuring a patio area leading to a lawn, with steps rising to a further patio space complete with shed units, providing excellent storage. Offered for sale with no upward chain, this fantastic home is an ideal purchase for first-time buyers, families, or those looking to move into a popular and well-connected residential location. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed via a paved driveway allowing off road parking for multiple cars along with door leading to;

PORCH: 5'2 x 3'9: Double glazed windows and door with door into;

HALLWAY:12'1 / 5'7max x 2'7min: A light and airy hallway with stairs to first floor, radiator, cupboard and doors into;

THROUGH LOUNGE / DINER: 26' / 11'4max x 10'2min: A great size through living / dining area with wall mounted electric fire, double glazed bay window to front and double glazed doors out to rear.

EXTENDED FITTED KITCHEN: 22'10 / 8'7max x 6'1min: A modern and extended fitted kitchen / utility with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, and further double glazed window to side, integrated double oven, gas hob with extractor hood over, integrated dishwasher, tiling to splashback, space and plumbing for washing machine and fridge freezer with doors either side leading out to rear.

LANDING: 6'7max x 2'7min / 6'5: Double glazed opaque window to side and doors into;

BEDROOM ONE: 12'6(into bay) / 11'3max x 9'2(wardrobe): A great size double bedroom with built in wardrobe system, double glazed bay window to front and radiator.

BEDROOM TWO: 12'7(into bay) / 10'5max x 9'3min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'1 x 5'8: A final spacious single bedroom with double glazed window to front and radiator.

SHOWER ROOM: 6'9 x 6'5: A modern fitted suite with shower, wash hand basin, close couple W.C., tiling to walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with patio area and lawn, path and steps leading to rear patio area and fencing to borders.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.





















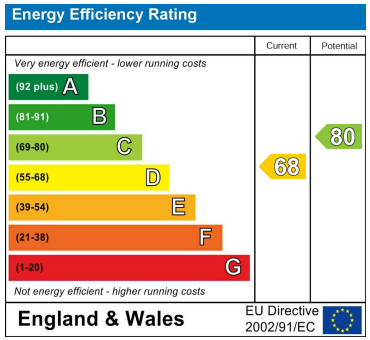
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The Property Ombudsman

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(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222





Beeches Road, Perry Barr, B42 2HG



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.