

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25

8UR

0121 783 3422

yardley@primeestatesuk.com



Beechmore Road, Birmingham | Offers Over £280,000

**** SEMI DETACHED HOUSE ** THREE BEDROOMS **DRIVEWAY FOR 3 CARS *** OWNED SOLAR PANELS & NEW ROOF FITTED 2019 ** POPULAR LOCATION! ** 360 VIRTUAL TOUR AVAILABLE ****

THIS IS A FABULOUS FAMILY HOME! READY TO MOVE STRAIGHT INTO, situated in a SOUGHT-AFTER ROAD AND NEEDS TO BE VIEWED BEFORE IT IS SNAPPED UP!!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING..

Accessed via DRIVEWAY, providing parking for several vehicles, the property comprises of an entrance porch, hallway, THROUGH LOUNGE, CONSERVATORY, KITCHEN, UTILITY / SIDE PASSAGE and LOVELY FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

The property benefits from NEW ROOF November 2019, OWNED SOLAR PANELS, central heating and double glazing (where specified)

Energy Performance Certificate C

www.primeestatesuk.com

**** SEMI DETACHED HOUSE ** THREE BEDROOMS
****DRIVEWAY FOR 3 CARS *** OWNED SOLAR PANELS & NEW ROOF FITTED 2019 ** POPULAR LOCATION! ** 360 VIRTUAL TOUR AVAILABLE ******

THIS IS A FABULOUS FAMILY HOME! READY TO MOVE STRAIGHT INTO, situated in a SOUGHT-AFTER ROAD AND NEEDS TO BE VIEWED BEFORE IT IS SNAPPED UP!!

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING..

Accessed via DRIVEWAY, providing parking for several vehicles, the property comprises of an entrance porch, hallway, THROUGH LOUNGE, CONSERVATORY, KITCHEN, UTILITY / SIDE PASSAGE and LOVELY FAMILY REAR GARDEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

The property benefits from NEW ROOF November 2019, OWNED SOLAR PANELS, central heating and double glazing (where specified)

Energy Performance Certificate C

Approach

Access is gain via driveway leading to:

Porch

With front door to:

Hallway

Stairs to the first floor, central heating radiator, understairs storage cupboard and doors off:

Through Lounge

27'4 x 9'11 (8.33m x 3.02m)

Double glazed bay window to front, double glazed door to rear, feature fire place and two central heating central heating radiators

Sun Room

8'4 x 6'10 (2.54m x 2.08m)

Double glazed windows to side and rear, double glazed door to side and central heating radiator.

Kitchen

12'7 x 6'2 (3.84m x 1.88m)

Double glazed window to rear, door to side, fitted with a range of matching wall, base and drawer

units with worksurface over incorporating stainless steel sink and drainer with mixer tap over, oven and hob.

Utility / Side Passage

26'4 x 5'10 (8.03m x 1.78m)

Double glazed door to front and rear and plumbing for washing machine.

FIRST FLOOR

Landing

Double glazed window to side, loft access with pull down ladder, with doors off:

Bedroom One

12'9 x 11 (3.89m x 3.35m)

Double glazed bay window to front and central heating radiator.

Bedroom Two

14'2 x 10 (4.32m x 3.05m)

Double glazed window to rear and central heating radiator.

Bedroom Three

8'5 x 6'6 (2.57m x 1.98m)

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed frosted window to front, suite comprising panelled bath with shower over, low level w.c, wash hand basin, central heating radiator and tiled walls.

Outside

Rear Garden

Enclosed with patio area, decking area, lawned area with trees and shrubs.

ADDITIONAL INFORMATION

Mobile Coverage

EE - 86%

THREE 79%

VODAFONE -79%

O2 -69%

Broadband Availability

Standard 15 Mbps 1 Mbps Good

Superfast 67 Mbps 17 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Approximate total area*
 1054 ft²
 97.9 m²

EU1: Including balconies and terraces.

Calculations reference the BREEAM 2019 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	72	81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC