

AP MORGAN



Beeches Farm Drive, Birmingham
Asking Price £400,000

Features:

- Three double bedrooms
- Generous lounge
- Large dining room
- Spacious kitchen/diner
- Ground floor WC
- Off-street parking
- Large garage
- Vast & versatile grass-laid garden

Description:

OFFERED WITH NO CHAIN This well-presented, three double-bedroom, detached cottage presents a spacious lounge, generous kitchen/diner, dining room, ground floor WC and storage.

Approaching the property there is a paved & grass laid drive spanning the side of the property with space for parking multiple vehicles. There is front access to the garage and rear access through the side gate.

Entering the property to the open hall, The spacious lounge is accessed immediately, offering plenty of space for multiple suites and freestanding furniture, complete with storage room access and electric fireplace. The dining room gives access to the rear garden through french doors, presenting space for a large dining table and chairs with the ground floor WC accessed from here presenting a washbasin, WC and storage. The kitchen/diner is generous with plenty of counter space presenting an integral sink and space/plumbing for freestanding appliances such as double width oven & washing machine. The ground floor also has access to a garage, large enough for parking a vehicle internally.

Ascending to the first floor the landing presents Bedroom One, a generous double looking to the rear aspect, Bedroom two is also a spacious double with access to eaves storage and an adjoining dressing room currently being used as a study. Bedroom Three is the final double of the property, looking to the front aspect. The family bathroom offers a jacuzzi style bath/shower, washbasin and WC.



The garden presents to a paved path running along the perimeter of the property to the side gate, continuing to a grass laid lawn which gives room for outdoor activities this is a spacious and versatile garden complete with a pond, decked seating area and various trees/shrubbery. The garden is bordered by a wall at the rear and wooden panel fencing.

Situated in Birmingham, the property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Lounge 11'6" x 18'11" (3.5m x 5.77m) Both Max

Dining Room 7'4" x 15'6" (2.24m x 4.72m) Both Max

Kitchen/Diner 12'9" x 12'2" (3.89m x 3.7m) Both Max

Landing

Bedroom One 12'9" x 12'2" (3.89m x 3.7m) Both Max

Bedroom Two 10'11" x 10'6" (3.33m x 3.2m) Both Max

Dressing Room 10'11" x 8'5" (3.33m x 2.57m) Both Max

Eaves Storage 7'11" x 15'10" (2.41m x 4.83m) Both Max

Bedroom Three 9'3" x 9'2" (2.82m x 2.8m) Both Max

Bathroom 6'6" x 5'7" (1.98m x 1.7m) Both Max

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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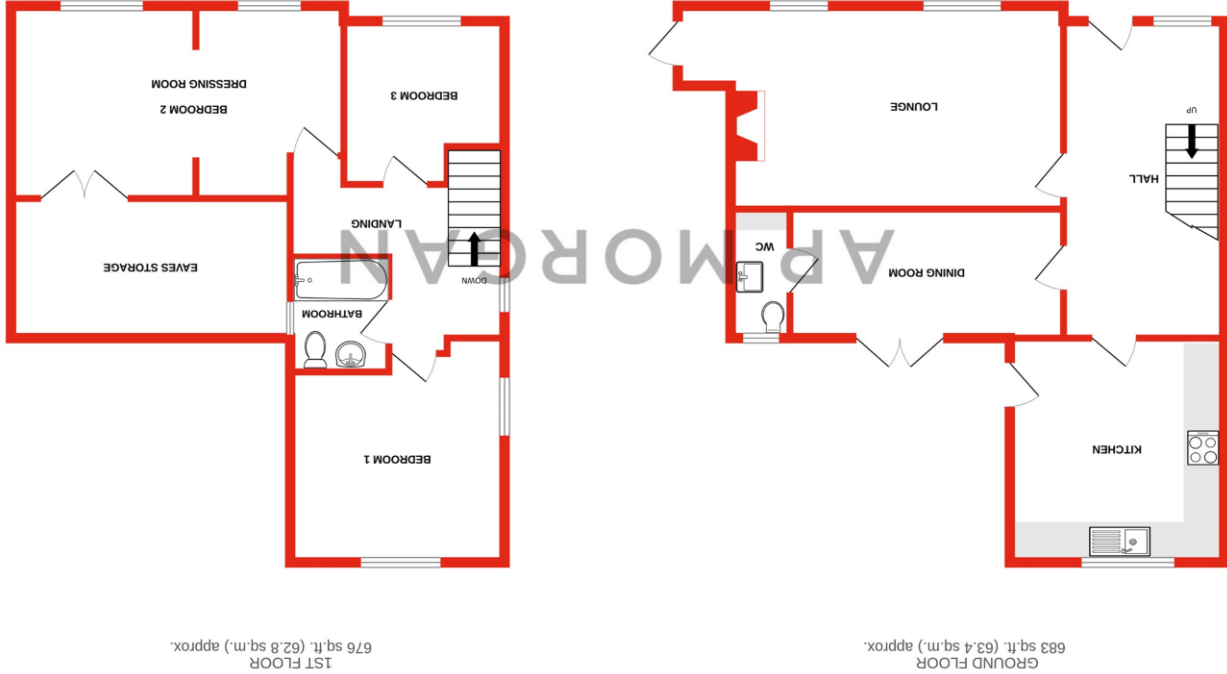
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