

AP MORGAN



Lower Beeches Road
Offers in the region of £270,000

Features:

- Two double & one single bedrooms
- Generous lounge
- Spacious kitchen/diner
- Ground floor WC
- Family bathroom
- Plenty of storage
- Versatile rear garden
- Off street parking
- Well positioned for amenities

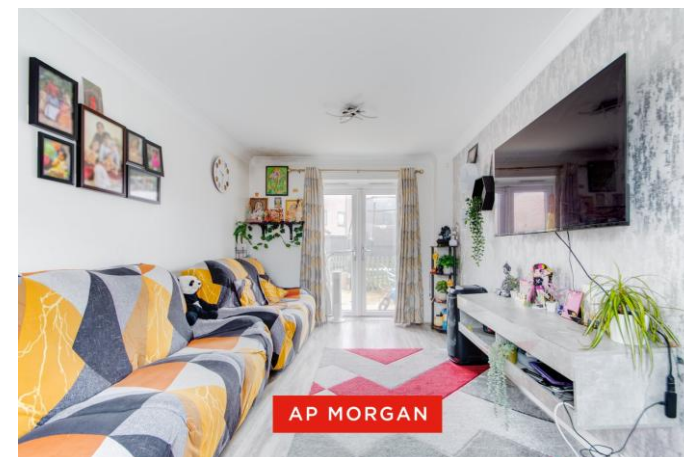
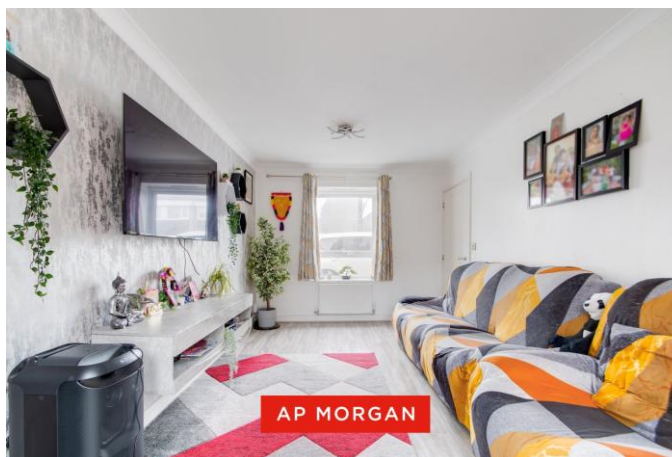
Description:

This three-bedroom, semi-detached house situated in Birmingham presents a generous lounge, spacious kitchen/diner, ground floor WC, a family bathroom, plenty of storage, a versatile rear garden, off street parking and is well positioned for amenities.

Approaching the property, there is a block paved drive presenting space for parking multiple vehicles with front access to the hall and side access to the rear garden. There is an adjoining front garden which gives plenty of space for planting.

Entering the property to the hall, there is space for removing outdoor footwear and jackets. There is immediate access to the ground floor WC, stairs and the generously sized lounge; the lounge hosts space for multiple suites with a window looking to the front and rear garden access through double French doors. The spacious kitchen/diner is also accessed from the hall and offers ample counter space with integral double electric ovens, gas hob, sink, fridge, freezer, a dishwasher and space/plumbing for freestanding appliances. The diner area offers space for a dining table and chairs with a bay window looking to the front allowing for panoramic views of the front garden. The utility is accessed from the kitchen with space for freestanding appliances and storage.

Ascending to the first floor, Bedroom One is a spacious double looking to the front aspect with an integral cupboard and wardrobe. Adjoining the bedroom is an ensuite shower room presenting a washbasin, WC and shower. Bedroom Two is a large single also looking to the front aspect with an integral airing cupboard and space for freestanding furniture. Bedroom Three is the second double of the property looking to the side aspect and presents further integral wardrobes. The family bathroom completes the first floor and presents a washbasin, WC and bath/shower.



The rear garden opens to a paved patio hosting ample space for freestanding furniture or external storage, the continues to a grass laid lawn which allows for outdoor activities creating a versatile space. The garden is completed and bordered by wooden panel fencing.

Situated in Birmingham, this property is situated approximately 1.4 miles from Northfield Shopping Centre and Longbridge Retail Park with restaurants, shops, supermarkets and cafés within a short drive. It is a short drive to entertainment with Rubery Great Park a short drive offering the cinema, bowling and restaurants. There is access to local schooling and public transport links such as bus routes and train stations.

Details:

Hall

Lounge 16'1" x 9'6" (4.9m x 2.9m)

Kitchen/Diner 16'8" x 12'5" (5.08m x 3.78m) Both Max

Ground Floor WC 5'2" x 3'4" (1.57m x 1.02m)

Utility 4'6" x 6'3" (1.37m x 1.9m) Both Max

Landing

Bedroom One 16'1" x 11'3" (4.9m x 3.43m) Both Max

En-suite Shower Room 3'4" x 3'3" (1.02m x 1m) Both Max

Bedroom Two 13' x 11'3" (3.96m x 3.43m) Both Max

Bedroom Three 10'9" x 8'11" (3.28m x 2.72m) Both Max

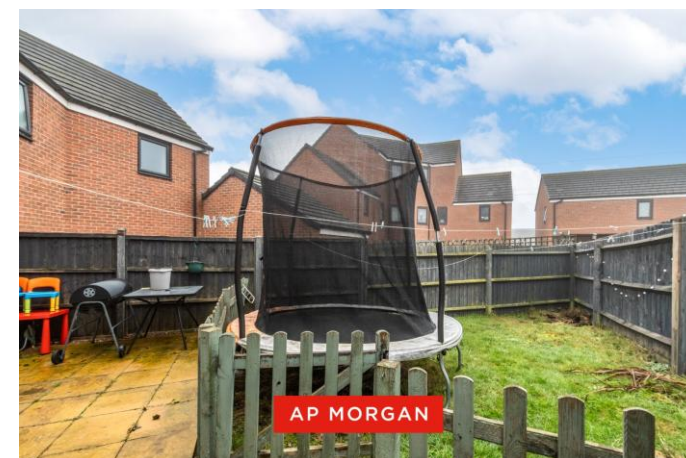
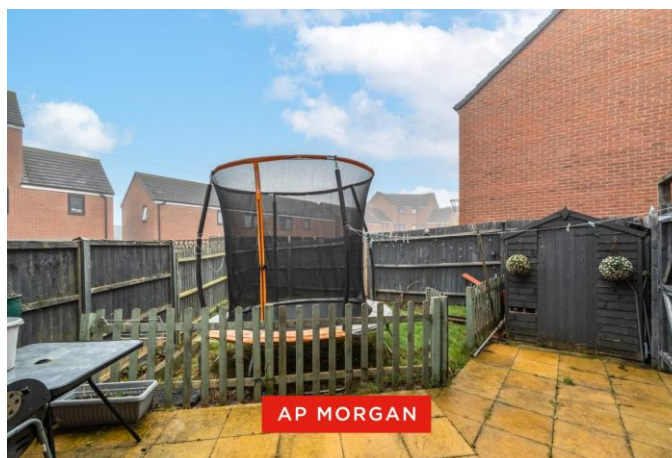
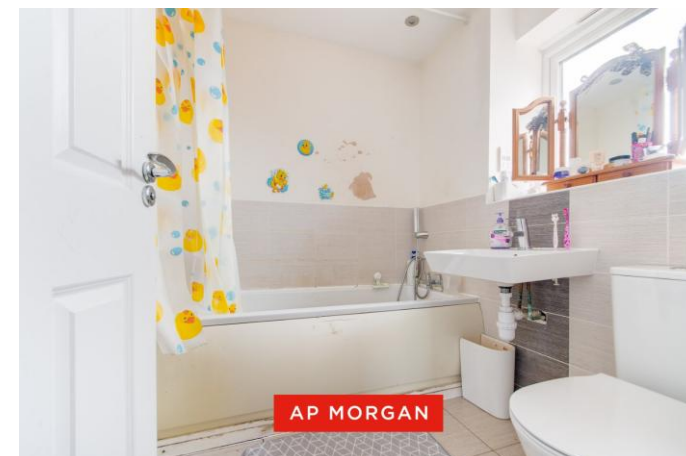
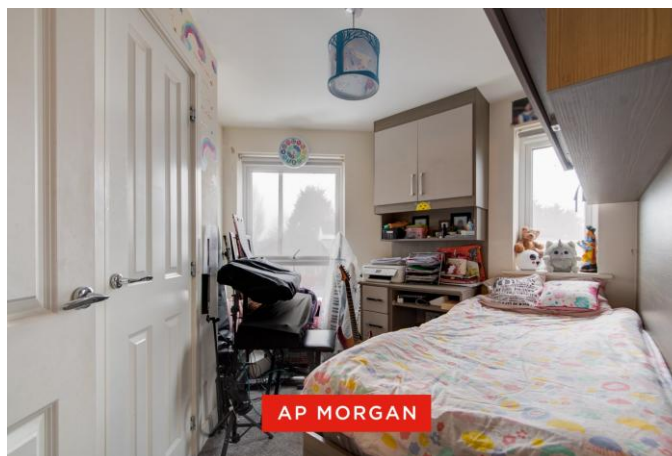
Bathroom 5'7" x 6'6" (1.7m x 1.98m)

EPC Rating: B

Council Tax Band: B (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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Identity Checks

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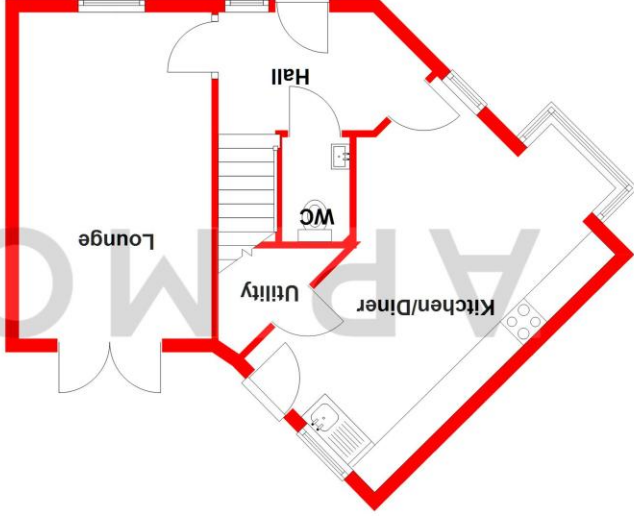
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Total area: approx. 83.9 sq. metres (903.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planip.

Ground Floor
Approx. 42.3 sq. metres (454.9 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.5 sq. feet)

