

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

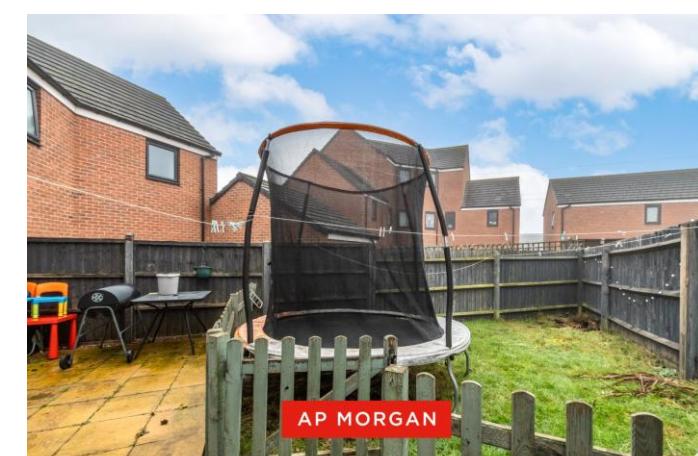
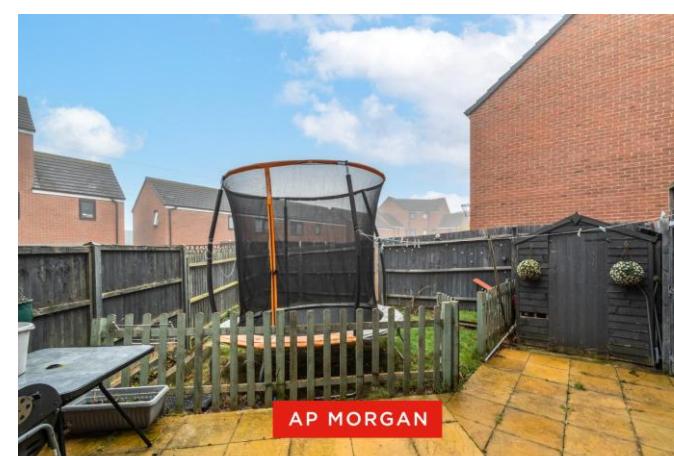
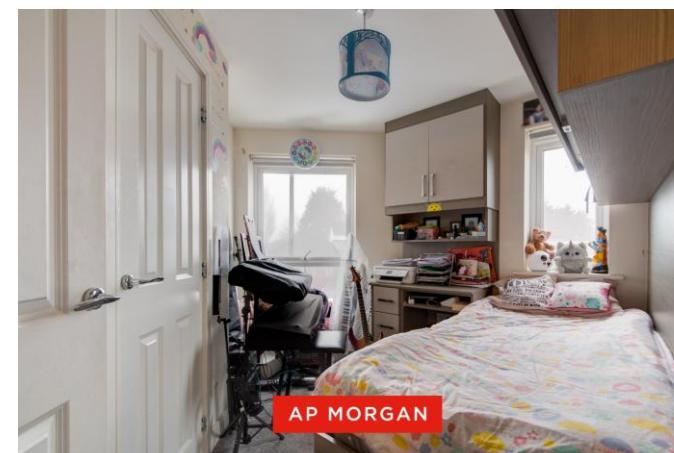
Bathroom 5'7" x 6'6" (1.7m x 1.98m)

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property live, quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

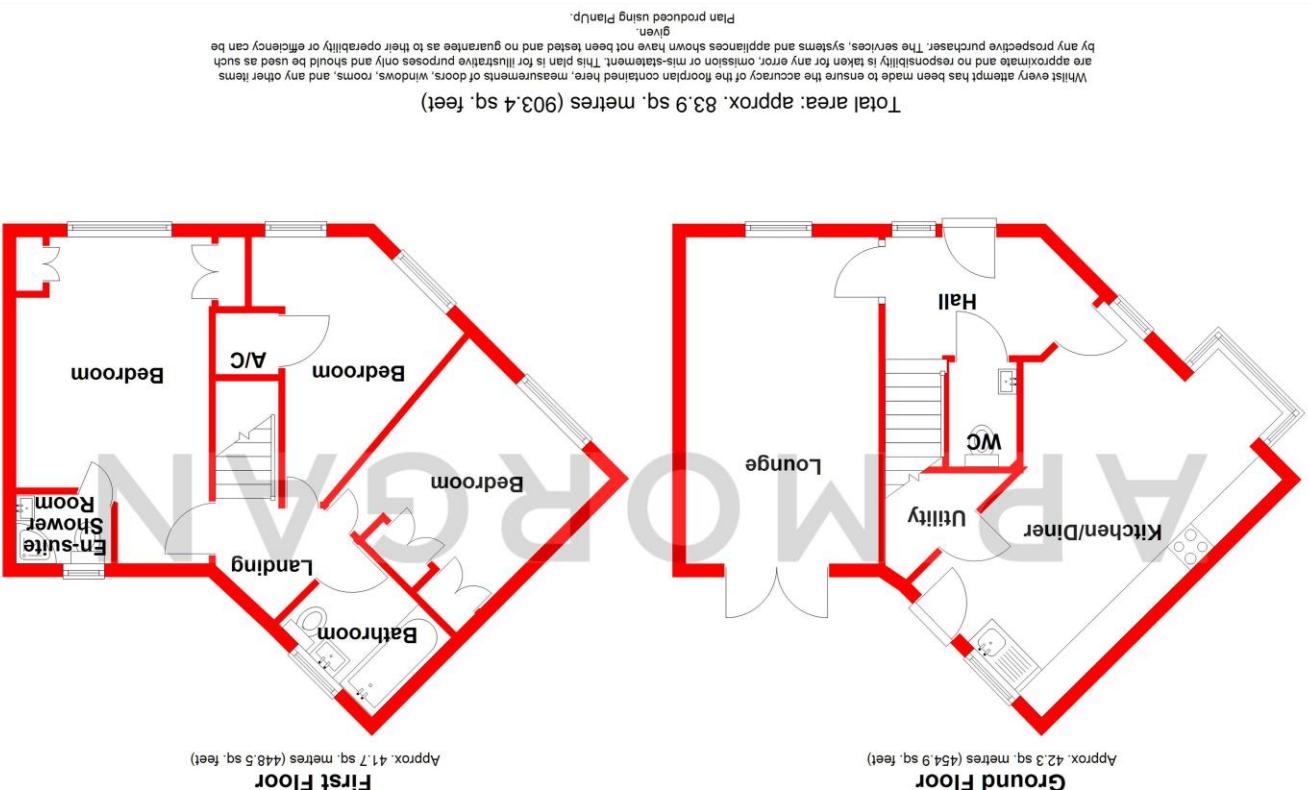
Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Plain produced using Planup given.

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 is given as to their operability or efficiency, can be given.

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



Copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation or otherwise as to the accuracy of the statements contained within. These details are provided without any responsibility on the part of AP Morgan. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in respect of this property. These details and all statements herein are provided without any order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the any offer or contract. AP Morgan and their employees and agents should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan has not tested the equipment or central heating system mentioned in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan.