



86 Beacon Road, Great Barr
Birmingham, B43 7BW

£280,000

Great Barr

£280,000



Presenting to the market this stunning three bedroom detached property which has been extended and renovated to a high standard. Beacon Road is situated on the cusp of the much sought after Park Farm Estate close to all local amenities including popular schools for all age groups, transport links and walking distance to Asda supermarket.

The property is approached via a private block paved driveway giving the owner the advantage of off road parking for up to two vehicles and leads up to the garage and front porch.

Upon entry there is an inviting hallway with stairs off to the first floor, under stairs store cupboard and doors off into all downstairs rooms. The front reception room benefits from modern décor with carpets and aspect to the fore, giving flexibility to use as a dining room or second lounge. The rear lounge is an excellent living space with attractive French style patio doors and chimney breast with space for a log burner. Back out into the hallway the door at the rear leads into the kitchen which offers space for a breakfast table and chairs and features a range of contemporary wall and base cabinets with wrap around worktops incorporating one and half bowl sink and side drainer, gas hob and oven with overhead induction, space for integrated white goods and a side door out into a very useful utility which has base cabinets with inset sink and drainer, a downstairs W.C and a door into integral garage and at the rear a patio door out into the garden.

On the first floor the landing leads to three bedrooms, two being of a double size and one reasonably sized third bedroom. Completing the upstairs accommodation is a family bathroom comprising of a modern suite with panel bath and shower attachment, a separate quadrant shower cubicle, W.C and a wash hand basin with inbuilt storage.

Externally, the rear garden offers a very pleasant and privately enclosed space with a slabbed patio, an attractive garden arched trellis with steps leading up onto a lawned garden which is West facing and benefits from good sunlight, mature shrubs, hedges and fencing to the perimeters along with a storage shed and greenhouse to the rear.

This key ready property is sure to appeal to a range of potential buyers and an internal inspection is highly recommended.





Property Specification

Extended Three Bedroom Detached Property
 Lovely Modern Interior
 Driveway Providing Off Road Parking
 Two Reception Rooms
 Utility Area and Downstairs Toilet
 Characterful Rear Garden

Porch	6' 3" x 4' 3" (1.9m x 1.3m)
Hallway	15' 9" x 6' 3" (4.8m x 1.9m)
Front Reception Room	12' 6" x 11' 6" (3.8m x 3.5m)
Lounge	17' 5" x 11' 6" (5.3m x 3.5m)
Kitchen	13' 5" x 10' 6" (4.1m x 3.2m)
Utility Area	17' 5" x 4' 11" (5.3m x 1.5m)
Downstairs Toilet	5' 3" x 3' 7" (1.6m x 1.1m)
Garage	16' 5" x 8' 6" (5.0m x 2.6m)
Landing Area	6' 11" x 6' 7" (2.1m x 2.0m)
Bedroom One	11' 10" x 11' 6" (3.6m x 3.5m)
Bedroom Two	11' 10" x 11' 6" (3.6m x 3.5m)
Bedroom Three	8' 6" x 6' 7" (2.6m x 2.0m)
Bathroom	8' 6" x 6' 7" (2.6m x 2.0m)
Rear Garden	

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 30th November 2020

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

