



Beech Road, Erdington
Birmingham, B23 5QN

£275,000

Erdington

£275,000



This well-presented traditional style semi-detached property occupies a well regarded and sought-after location set within close proximity of many desirable amenities including the nearby shopping centres at Boldmere, Wylde Green and New Oscott with excellent local transport links both road and rail.

The accommodation itself is entered via an enclosed porch leading to a hallway with doors off to a through lounge dining room, garden room and fitted kitchen leading to a utility and wc with internal garage access.

To the first floor there are three bedrooms, a bathroom and separate toilet.

Outside there is a driveway and fore garden to the front and a mature garden and patio to the rear.

- WELL-PRESENTED TRADITIONAL STYLE SEMI-DETACHED
- THREE BEDROOMS
- THROUGH LOUNGE DINING ROOM
- GARDEN ROOM
- FITTED KITCHEN
- UTILITY AND GUEST WC
- GARAGE AND DRIVE
- COVETED DESIRABLE LOCATION
- CLOSE PROXIMITY TO SOUGHT AFTER AMENITIES





Property Specification

WELL-PRESENTED TRADITIONAL STYLE SEMI-DETACHED

The property briefly comprises:

Porch

Hall

Lounge 3.71m (12'2") x 3.62m (11'11") max

Dining Room 3.18m (10'5") x 3.12m (10'3")

Kitchen 3.02m (9'11") x 2.53m (8'4")

Garden Room 3.63m (11'11") x 2.31m (7'7")

WC 1.27m (4'2") x 0.99m (3'3")

Utility 2.36m (7'9") x 1.22m (4')

Bedroom 3.20m (10'6") x 3.05m (10')

Bedroom 3.73m (12'3") x 3.62m (11'11")

Bedroom 2.04m (6'8") x 2.01m (6'7")

Bathroom 2.54m (8'4") x 1.93m (6'4")

Garage 4.80m (15'9") x 2.46m (8'1")

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: 10th March 2021

Viewer's Note:

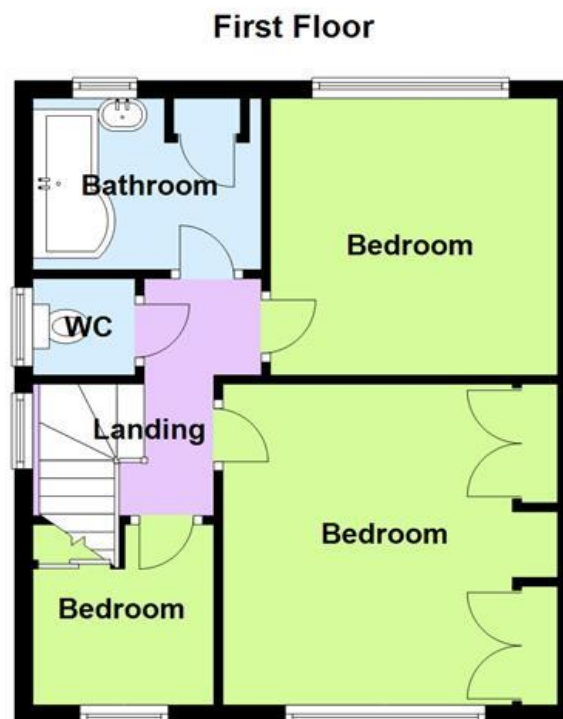
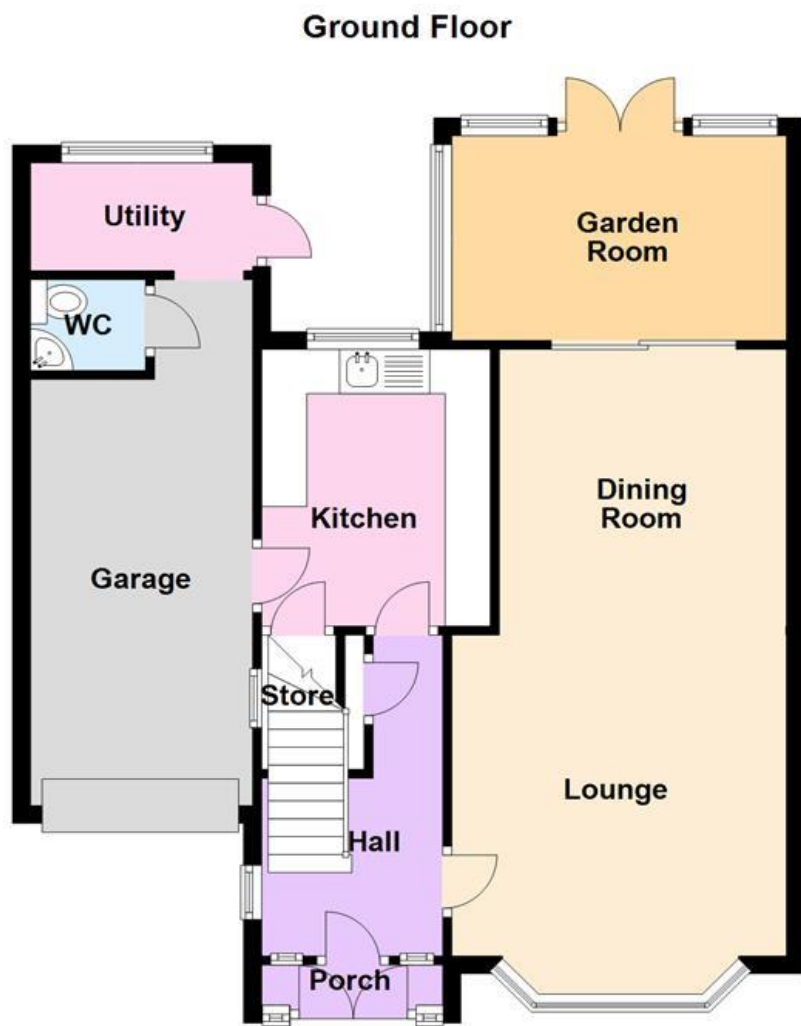
Services connected: Mains electricity, gas, water & drainage

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		84
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

