



Beechdale Avenue, Great Barr
Birmingham, B44 9DH

Offers Over £250,000

Great Barr

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An immaculate three bedroom semi detached located in this highly regarded cul de sac with the benefit of a kitchen extension making this an ideal family home.

Set behind a block paved driveway, this impressive property is accessed via an entrance hall with stairs off and doors lead to the kitchen as well as the large lounge / dining room with a bay window to the front and a chimney breast with log burner and feature brick surround. Double doors with windows either side leads to the kitchen extension which has a comprehensive range of units, built in oven and hob, integrated fridge, freezer, microwave, pull out ironing board, plinth heater, attractive wooden worktops whilst a window and patio doors lead to the garden and allow in plenty of light.

On the first floor there are three bedrooms, the master is a particularly spacious double with a window to the rear and fitted wardrobes, the second bedroom is also a double with a window to the front whilst the third bedroom is a good size single with a window to the front. The well appointed bathroom has a P shaped whirlpool bath with shower over and built in TV, fitted furniture houses the washbasin and WC with concealed cistern, attractive wall tiling and a window to the rear.

Outside the rear garden has a patio area which leads to the lawn with flower borders whilst a large rear garage/ workshop, accessed via the rear right of way, offers a variety of uses and this double glazed and centrally heated home must be viewed.





Property Specification

THREE BEDROOMS
SEMI DETACHED
KITCHEN EXTENSION
LARGE REAR GARAGE/WORKSHOP
BLOCK PAVED DRIVEWAY

Reception Hall
4.05m (13'3") x 1.83m (6')

Large Lounge
7.99m (26'3") into bay x 3.16m (10'4")

Extended Kitchen / Dining Room
5.80m (19') max x 4.90m (16'1") max

Bedroom 1
3.77m (12'4") x 3.18m (10'5")

Bedroom 2
3.52m (11'6") x 2.73m (9')

Bedroom 3
2.45m (8') x 2.28m (7'6")

Bathroom
2.46m (8'1") x 1.82m (6'0")

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: 23rd February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

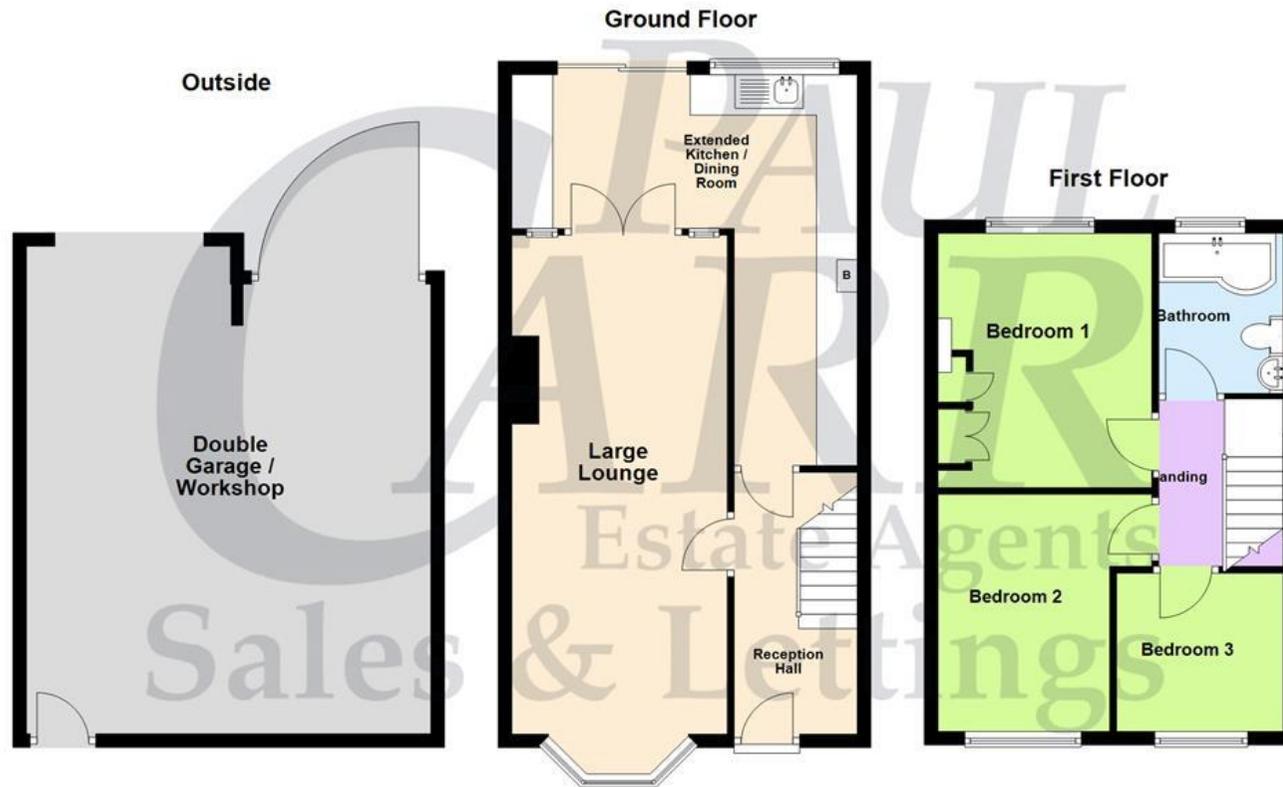
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

