



Beechdale Avenue, Great Barr  
Birmingham, B44 9DJ

**£180,000**



# Great Barr

£180,000



Offered with no upward chain, this three bedroom semi detached is ideal for a family and is located on a highly regarded and sought after road and offers excellent scope to improve.

Set behind a driveway, the property is accessed via a porch which leads to the reception hall with stairs off whilst the dining room has a bay window to the front. The lounge has a window to the rear and a brickette fireplace. The kitchen offers great potential and has had a small extension with some fitted units, spaces for a washing machine and fridge freezer and windows to the side and rear whilst a door leads to the side passage.

On the first floor there are three bedrooms, the master is a good size double with a bay window to the front and fitted wardrobes to one wall. The second bedroom is also a double with a window to the rear and the third bedroom will take a single bed and has a window to the front. The bathroom has a white suite with a shower over the bath, part wall tiling and a window to the rear.

Outside the attractive rear garden has a patio area leading to the lawn with some mature shrubs, gated side entrance and a large rear garage with up and over door.

Viewing is absolutely essential of this double glazed and centrally heated home to fully appreciate all that is on offer.







## Property Specification

**SEMI DETACHED FAMILY HOME  
THREE BEDROOMS  
DOUBLE GLAZING & GAS CENTRAL HEATING  
NO UPWARD CHAIN**

### Porch

**Reception Hall 4.17m (13'8") max x 1.83m (6')**

**Lounge 3.64m (11'11") x 3.19m (10'6")**

**Dining Room 4.25m (13'11") x 3.19m (10'6")**

**Extended Kitchen 4.64m (15'3") x 1.83m (6')**

### Side Passage

**Bedroom One 4.42m (14'6") into bay x 3.17m (10'5")**

**Bedroom Two 3.66m (12') x 3.18m (10'5")**

**Bedroom Three 2.25m (7'5") x 1.83m (6')**

**Bathroom 2.56m (8'5") max x 1.83m (6')**

**Attractive Rear Garden & Large Rear Garage**

### Driveway

### 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: 13th October 2020

### Viewer's Note:

Services connected: Gas, Electricity, 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

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

## Map Location

