

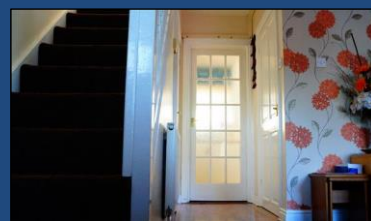


Offers Over: £210,000

Beeches Avenue, Acocks Green, B27 6LP

This well presented and deceptively spacious three-bedroom semi-detached property is situated in a great location with various public transport links, shops, and schools all within walking distance. The property must be viewed to truly appreciate the size and condition. In brief the property comprises of: lounge, kitchen diner, conservatory, three bedrooms, loft room, rear garden, and off-road parking.

- **Semi-Detached**
- **Three Bedrooms**
- **Off Road Parking**
- **Rear Garden**
- **Well Presented**
- **Conservatory**





Approach

Set behind a paved driveway with parking for at least 2 cars and wooden frame double glazed door leading through to; -

Porch

Having timber framed double glazed windows to side and door through to; -



Lounge 4.61m (15' 2') x 5.15m (16' 11')

With carpeted floor, timber frame double glazed windows to front, central heating radiator, power points and ceiling light point.



Kitchen/Dining Room 4.38m (14' 5') x 5.06m (16' 7')

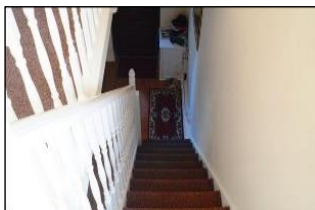
Having carpeted seating & tiled flooring in the dining area/kitchen, double glazed bay window to front. A central heated radiator. a range of matching base, drawer and wall mounted units with roll top work surface over, four ring gas hob with extractor fan over, tiled splashback, sink and drainer unit with mixer tap over and UPVC double glazed window to rear and UPVC double glazed French doors off to; -



Conservatory 4.47m (14' 8') x 4.70m (15' 5')

UPVC double glazed window to rear, UPVC double glazed French patio doors leading to rear garden, tiled flooring, central heating radiator, power points and ceiling light point.

1st Floor



Landing

Accessed via stairs from the lounge, being fully carpeted, providing loft access via pull down hatch and ladder and doors off to; -



Bedroom One 4.66m (15' 4') x 3.21m (10' 6')

Double glazed bay window to front with central heating radiator, carpeted floor power points and ceiling light point



Bedroom Two 4.39m (14' 5') x 3.21m (10' 6')

Double glazed window to back with central heating radiator, carpeted floor power points and ceiling light point



Bedroom Three 2.28m (7' 6') x 1.81m (5' 11')

Double glazed window to front, with central heating radiator, carpeted floor power points and ceiling light point



Bathroom 2.21m (7' 3') x 1.79m (5' 10')

With Ladder style heated towel rail, obscured double glazed window to front, wooden panelled bath, tiled splashback, white suite WC with pedestal hand wash basin.

Loft

Having potential to convert to a fourth bedroom (STPP) this well sized loft comes fully boarded and carpeted, with ceiling spotlights and power point.



Rear Garden

With paved patio area, laid lawn and fencing to boarders

Property Ref: SSL1000088

Energy Performance Certificates

Floorplan

