

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * SEMI DETACHED FAMILY HOME
- * TWO DOUBLE BEDROOMS
- * SPACIOUS LIVING ROOM
- * CONSERVATORY
- * FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING & DOUBLE GARAGE
- * LOW MAINTENANCE REAR GARDEN
- * PRIME LOCATION
- * IDEAL FIRST TIME BUY



33 Beechdale Avenue, Birmingham, B44 9DJ - Offers in the region of £220,000

IDEAL FIRST TIME BUY! Acres are pleased to offer this superb family home with excellent accommodation and is located in this popular residential area. Being close to local schooling for all age groups, the property briefly comprises; welcoming reception hall, well presented living room leading into fitted kitchen and conservatory along with modern downstairs bathroom. To the first floor are two spacious double bedrooms. To the front of the property offers off road parking for multiple cars and to the rear a great sized rear garden with patio area leading to large lawn and to the far rear is a fantastic double garage with communal rear access. Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation, size and high quality on offer!

Accessed from the fore via brick blocked driveway offering off road parking along with door into leading to;

PORCH: 3'7 x 4'11 : Double glazed windows and door with door into;

LIVING ROOM: 15'6 max, 14'4 min x 17'0 max, 15'2 min : A great size living area with fire surround and fire, radiator, double glazed window to front and door into;

FITTED KITCHEN: 9'0 X 8'6 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator and door into;

CONSERVATORY: 9'2 x 13'0 : A great additional living space with double glazed windows and double glazed door to rear.

DOWNSTAIRS BATHROOM: 6'0 x 7'8 : Modern fitted suite with panelled bath, shower over, wash hand basin set, close couple W.C., tiling to part walls, radiator and double glazed window to rear.

LANDING: 5'3 x 3'3 : Access to loft and doors into;

BEDROOM ONE: 15'7 max, 14'5 min x 10'11 : A great size double bedroom with double glazed window to front, door into large storage cupboard and radiator.

BEDROOM TWO: 15'7 x 7'7 : A further good size double bedroom with double glazed window to rear and radiator.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with fencing to borders leading too;

REAR DOUBLE GARAGE: A fantastic double garage with ceiling light and power points, accessed to rear via communal gated driveway. *(please check the suitability of this garage for your own vehicle)*

TENURE: We have been informed by the vendors that property is **Freehold** (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

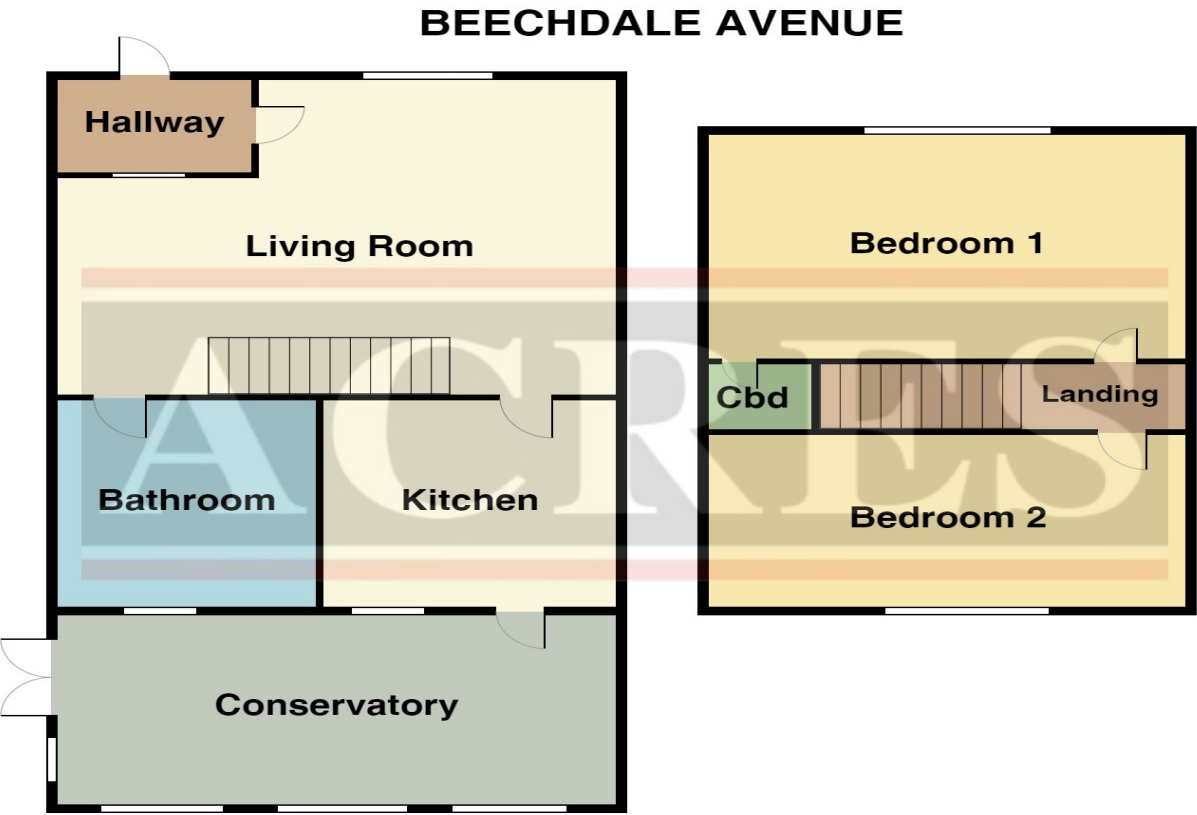
COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

BEECHDALE AVENUE