

Beauchamp Avenue | B20 1DX

£374,950



VIRDEE

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235-237 Rookery Road | B21 9PU
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www.virdee-estates.com



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HIGH SPECIFICATION, MUST BE VIEWED Virdee Estates are proud to present For Sale this three bedroom semi detached property. Comprising of having a porch, hallway, through lounge, open plan kitchen diner, ground floor w.c. and first floor shower room. Further benefiting from having gas central heating, double glazing, driveway, loft space, garage, utility area, cloakroom, underfloor heating, alarm, driveway, side garage, front and rear gardens. Offered Freehold. EPC Rating: C74



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Approach

Having a brick wall perimeter, tiled paving, steps leading to driveway and a upvc front double doors.

Porch

Having a ceiling light point, tiled flooring, double glazed windows to the side elevations and a hardwood front door.

Hallway

Having two ceiling light points, panelled radiator, under stair storage, cloakroom, electric underfloor heating, stairs leading to the first floor and tiled flooring.

Through Lounge

7.83m x 3.19m Into Alcoves

Having two ceiling light points, panelled radiator, gas fire with marble surround, fitted carpet and an open bay double glazed window to the front elevation.

Open Plan Kitchen Diner

4.23m x 7.34m

Having several ceiling light points and spotlights, wall and base units with worktop over, stainless steel sink with mixer tap over, breakfast bar, wet underfloor heating, upvc doors leading to the rear garden, tiled flooring and a double glazed window to the rear elevation.

Utility Area

2.91m x 2.24m

Having spotlights, skylight, wall and base units with worktop over, stainless steel sink, ceramic splash back wall tiles, wet underfloor heating and tiled flooring.

Ground Floor W.C.

1.49m x 0.88m

Having a ceiling light point and spotlights, heated towel rail, hand wash basin, tiled walls and tiled flooring.

Garage

4.30m x 2.37m

Having two ceiling light points, wall mounted boiler and concrete flooring.

First Floor

Landing

Having a wall light, fitted carpet and a double glazed window to the side elevation.

Bedroom

4.17m x 2.76m Min

Having a ceiling light point, panelled radiator, fitted wardrobes, fitted carpet and an open bay double glazed window to the rear elevation.

Bedroom

4.34m x 2.70m Min

Having a ceiling light point, panelled radiator, fitted wardrobes, fitted carpet and an open bay double glazed window to the front elevation.

Bedroom

2.34m x 1.90m

Having a ceiling light point, panelled radiator, fitted carpet and an open bay double glazed window to the front elevation.

Loft

3.89m Min x 4.02m Min

Garden

Having a fenced perimeter, paving area, lawn having steps leading to rear.

Tenure

The property is Freehold.

The Agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Services

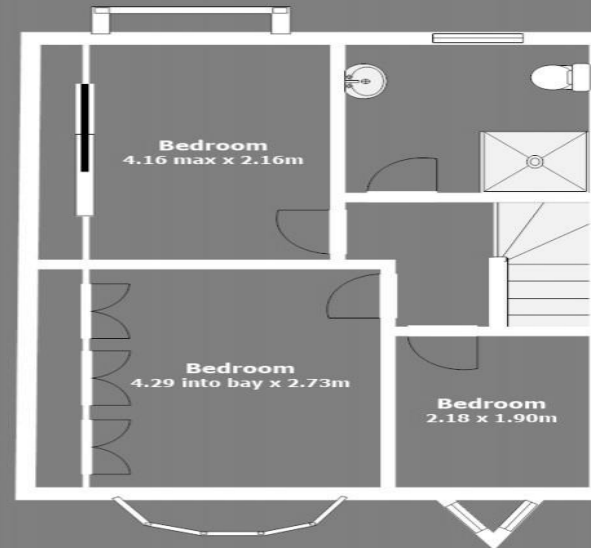
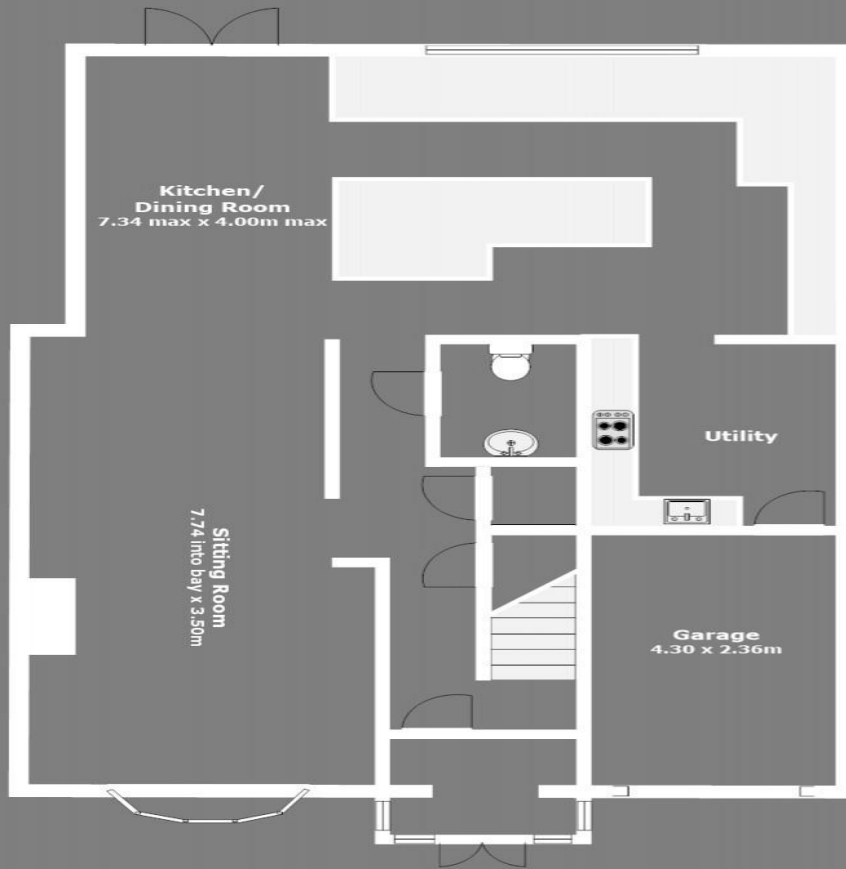
All mains services are understood to be available and connected.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

THINKING OF SELLING OR LETTING YOUR HOME

Virdee Estates would be delighted to carry out a FREE market appraisal of your property.
CALL NOW ON 0121 554 0330



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

IMPORTANT NOTICE:

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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