

240 Beeches Road, Birmingham, West Midlands. B42 2PX

Offers in Region of £210,000 Freehold

**SOLD STC**



## PROPERTY DESCRIPTION

\*\*\*SPACIOUS WELL MAINTAINED SEMI DETACHED FAMILY HOME\*\*\*CONVENIENTLY LOCATED\*\*\*NO UPWARD CHAIN\*\*\*THREE BEDROOMS\*\*\*THROUGH LOUNGE/DINING ROOM\*\*\*AMPLE KITCHEN/BREAKFAST ROOM\*\*\*DOWNSTAIRS GUEST W.C.\*\*\*FAMILY BATHROOM\*\*\*PRIVATE REAR GARDEN\*\*\*GARDENS TO FORE\*\*\* A fantastic opportunity to purchase this well maintained, spacious; semi detached family home with the benefit of having NO UPWARD CHAIN. Conveniently situated, within easy reach of primary and secondary schooling, transport links and amenities. Accommodation in brief comprises, enclosed entrance porch, entrance hallway, through lounge/dining room, good size breakfast/kitchen, three bedrooms and a family bathroom.



## ROOM DESCRIPTIONS

### Approach

Approached via fore gardens with door giving access to an enclosed porch with further door giving access to the accommodation.

### Entrance Hallway

Having stairs rising to the first floor and doors giving access to:-

### Lounge/Dining Room

19' 8" x 11' 11" (5.99m x 3.63m)

### Kitchen/Breakfast Room

16' 0" x 7' 6" (4.88m x 2.29m)

### Guest W.C.

Having a w.c. and wash hand basin.

### Landing

Having doors giving access to all upstairs rooms.

### Bedroom One

3.14m x 3.42m (10' 4" x 11' 3")

### Bedroom Two

10' 8" max x 6' 11" max (3.25m x 2.11m)

### Bedroom Three

11' 1" x 6' 3" (3.38m x 1.91m)

### Family Bathroom

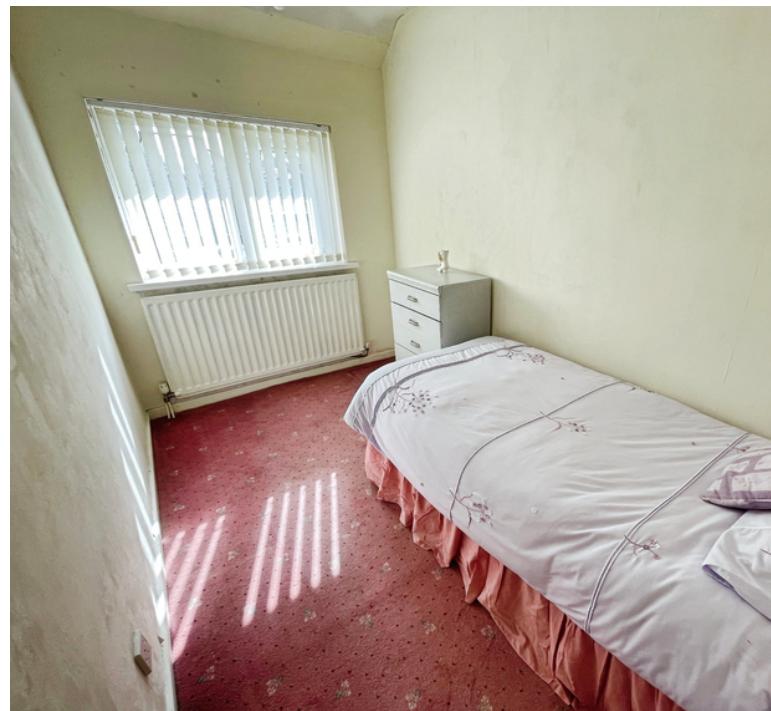
A spacious bathroom having a panelled bath, wash hand basin and w.c.

### Rear Garden

Having a patio area with the rest laid to lawn and side access.





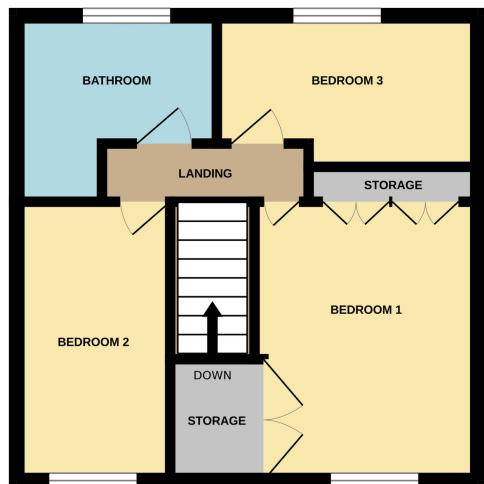


## FLOORPLAN & EPC

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	85
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	66
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC