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26 Beechdale Avenue, Birmingham, West Midlands. B44 9DJ

Offers in excess of £300,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

\*\*\*WELL PRESENTED EXTENDED SEMI DETACHED DORMER BUNGALOW\*\*\*FOUR BEDROOMS\*\*\*STYLISH LOUNGE\*\*\*SPACIOUS OPEN PLAN RE-FITTED MODERN KITCHEN/DINING ROOM\*\*\*RE-FITTED BATHROOM\*\*\*UTILITY ROOM\*\*\*GOOD SIZE PRIVATE REAR GARDEN WITH DOUBLE GARAGE TO REAR\*\*\*EN-SUITE W.C. TO ONE UPSTAIRS BEDROOM\*\*\*AMPLE DRIVEWAY TO FORE\*\*\*POPULAR CONVENIENT LOCATION\*\*\* A fantastic and rare opportunity to purchase this well presented extended, spacious dormer bungalow. Situated in a popular, convenient location, within easy reach of primary and secondary schooling, amenities and transport links. Accommodation in brief comprises, enclosed entrance porch, entrance hallway, stylish lounge with feature bi-folding doors and fire place, extended; modern re-fitted kitchen comprising double oven, dishwasher and integrated fridge/freezer and feature bi-folding doors, separate utility room, four bedrooms (two downstairs and two in the dormer) en-suite w.c. to upstairs bedroom, private rear garden, double garage to rear and ample driveway to the fore.

## FEATURES

- EXTENDED DORMER BUNGALOW
- FOUR BEDROOMS
- STYLISH LOUNGE WITH FEATURE BI-FOLDING DOORS AND FIRE PLACE
- MODERN EXTENDED KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- RE-FITTED BATHROOM
- PRIVATE REAR GARDEN
- DOUBLE GARAGE TO REAR
- AMPLE DRIVEWAY TO FORE
- POPULAR CONVENIENT LOCATION



## ROOM DESCRIPTIONS

### Approach

Approached via an ample block paved driveway, steps leading to door giving access to the enclosed porch.

### Enclosed Porch

Having doors giving access to the utility room and door giving access to the property.

### Hallway

Having stairs giving access to the dormer and doors giving access to all downstairs rooms.

### Lounge

14' 10" x 11' 03" (4.52m x 3.43m) Having feature recently fitted bi-folding doors giving access to the rear garden.

### Extended kitchen/dining/family room

16' 11" max x 11' 01" min x 18' 06" (5.16m x 5.64m) A re-fitted extended kitchen having integrated appliances including oven plus microwave oven, dishwasher and fridge/freezer.

### Utility Room

12' 04" x 3' 01" (3.76m x 0.94m)

### Bedroom

12' 0" x 9' 01" (3.66m x 2.77m)

### Bedroom

11' 04" x 6' 10" (3.45m x 2.08m)

### Bathroom

8' 01" x 4' 07" (2.46m x 1.40m)

### Dormer Bedroom

13' 08" x 10' 0" (4.17m x 3.05m)

### Dormer Bedroom

9' 02" x 8' 0" (2.79m x 2.44m)

### Rear Garden

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

### Double Garage

To rear.







# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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