



smarthomes

Beeches Avenue

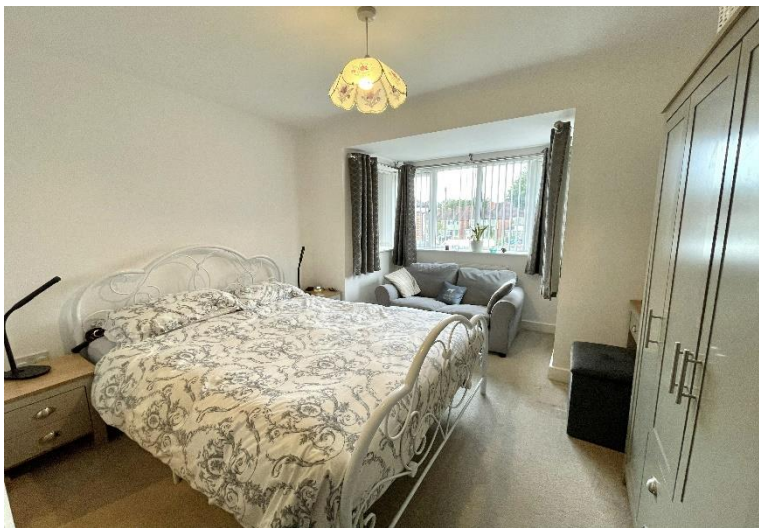
Acocks Green, Birmingham

- A Well Presented Four Bedroom Family Home
- Modern Fitted Kitchen & En-Suite Shower Room
- Landscaped Westerly Facing Rear Garden
- Superb Purpose Built Garden Room/Office

£375,000

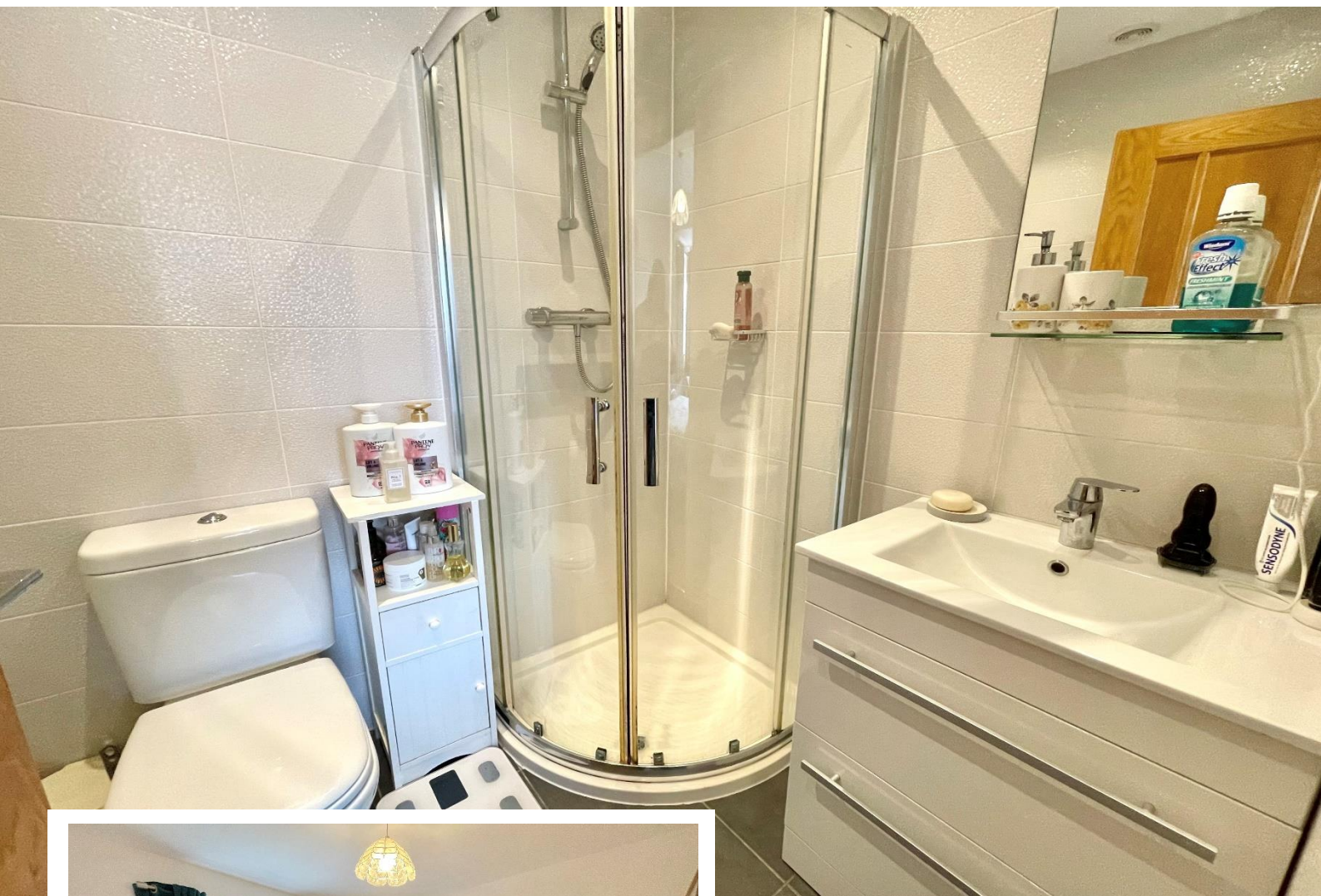
Current EPC Rating - B
Current Council Tax Band - D





Property Description

A well presented and recently constructed semi-detached family home situated at the head of a cul-de-sac location. Offering spacious accommodation comprising two reception rooms, modern fitted kitchen, guest W.C, master bedroom with en-suite shower room, three further bedrooms, family bathroom, side garage, ample driveway parking with EV charger and a stunning private Westerly facing rear garden with lovely purpose built garden room/office. The property further benefits from the remainder of the NHBC guarantee until 2026 and 12 owned solar panels with 5 kw battery storage and the remainder of a transferable 10 year insurance guarantee until 2032



Rooms & Measurements

Reception Room One to Front 4.44m x 3.35m (14'7" x 11'0")

Modern Kitchen to Rear 4.52m x 2.44m (14'10" x 8'0")

Reception Room Two to Rear 5.05m x 2.95m (16'7" x 9'8")

Bedroom One to Front 3.38m x 2.64m (11'1" x 8'8")

En-Suite Shower Room 1.8m x 1.65m (5'11" x 5'5")

Bedroom Two to Rear 4.34m x 2.67m (14'3" x 8'9")

Bedroom Three to Rear 3.35m x 2.74m (11'0" x 9'0")

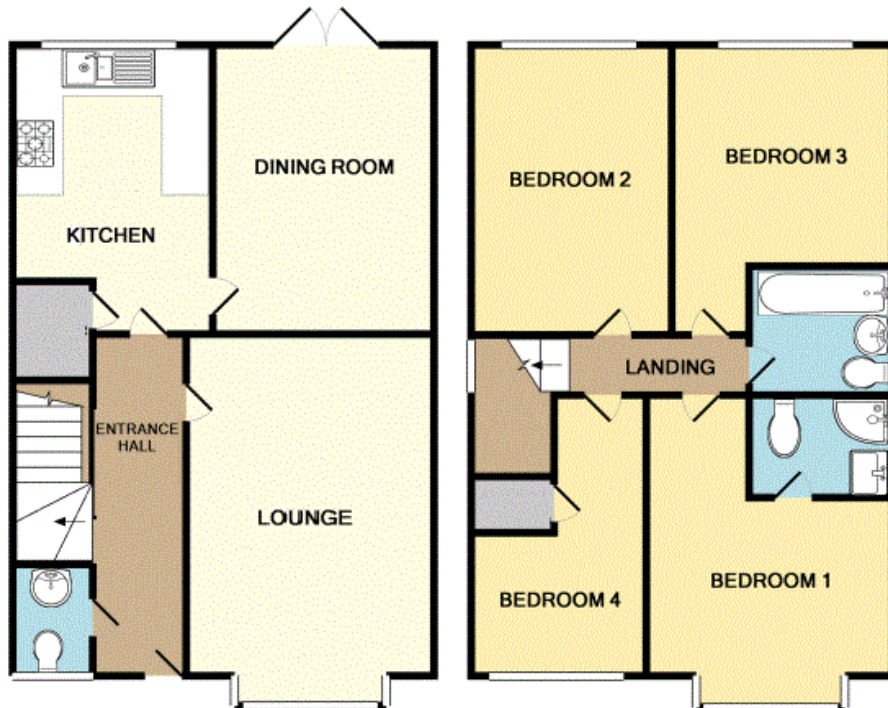
Bedroom Four to Front 2.11m x 2.03m (6'11" x 6'8")

Modern Family Bathroom 1.91m x 1.63m (6'3" x 5'4")

Lovely Purpose Built Garden Room/Office 4m x 3.5m (13'1" x 11'5")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.