

# ARKADE

PROPERTY



**274 Frankley Beeches Road**  
Northfield , Birmingham, , B31 5LZ

**Offers In Region Of £155,000**



# Property Features

- TRADITIONAL STYLE SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- DOUBLE GLAZED (where specified)
- FRONT & REAR GARDENS
- FREEHOLD
- NEEDS INTERNAL UPGRADE
- NO CHAIN

## Full Description

### SUMMARY DESCRIPTION

Set back from Frankley Beeches Road via a slip road providing parking for residents, the property is deceptively spacious and is nestled in a quite corner position with hedgerow and gate leading to front garden laid to lawn and pathway to side gate to rear garden and entrance door into entrance hallway with stairs to first floor and doors to front reception room, rear reception room and kitchen. First floor has loft access and doors to bedroom one, bedroom two, bedroom three and bathroom. Rear garden. In need of internal upgrade

### ENTRANCE HALL

Double glazed window to side aspect, door to storage cupboard and doors to

### FRONT RECEPTION ROOM

10' 07" max including bay x 13' 09" max inc chimney breast (3.23m x 4.19m)

Double glazed window to fore, gas fire inset to wall

### REAR RECEPTION ROOM

13' 11" max inc chimney breast x 14' 11" max (4.24m x 4.55m)

Double glazed window to rear, Adams style fire surround with gas fire inset

### KITCHEN

5' 11" x 8' 05" max measurement inc units (1.8m x 2.57m)

Double glazed window to rear, double glazed door to rear garden, base and wall mounted units with roll top work surfaces, stainless steel sink with drainer and taps, recess for cooker, under stairs recess, door to rear garden

### LANDING

Double glazed window to side elevation, loft hatch, wall mounted water heater, bulk head storage cupboard, doors to



#### BEDROOM ONE

9' 10" x 12' 11" (3m x 3.94m)

Double glazed window to rear elevation, built in wardrobe, vanity unit with hand wash basin and mirror and dresser, wall mounted gas fire

#### BEDROOM TWO

9' 00" x 13' 00" max (2.74m x 3.96m)

Double glazed window to front elevation, wall mounted gas fire

#### BED THREE

6' 11" x 9' 07" max (2.11m x 2.92m)

Double glazed window to front elevation

#### BATHROOM

Obscure double glazed window to rear elevation, coloured suite comprising: D shaped bath with shower over, pedestal hand wash basin, low level w.c

#### REAR GARDEN

Paved patio area to side of property accessed from kitchen, gate to front access, garden shed, gate to rear garden. Paved patio area with dwarf wall and steps leading to garden.

#### LOCATION INFORMATION

Property is conveniently located within easy reach of the A39 Bristol Road which is a direct route into Birmingham City Centre and links to the M5 and M42 Motorway for those who need to commute to work.

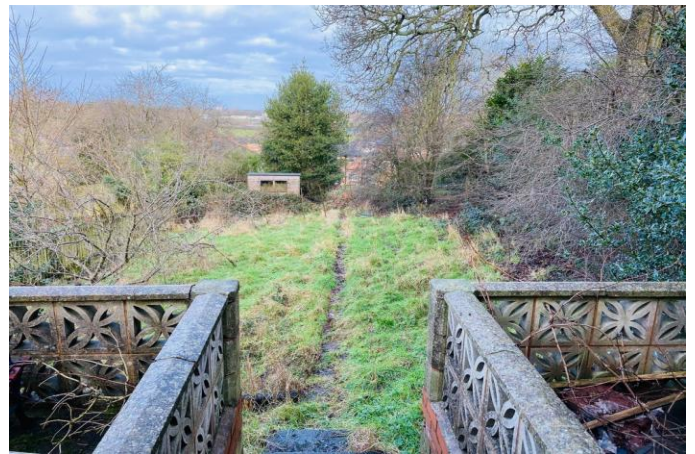
Close to Northfield town centre and to Longbridge retail park. Cofton Park and Lickey Hills are also a short journey away providing a great outdoor space for families, including parks, walking trails and woodland.

#### TENURE - FREEHOLD

##### Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







Ordered

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