PAUL CARR Estate Agents Sales & Lettings

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Beechdale Avenue, Great Barr
Birmingham, B44 9DJ

Offers Over £290,000

Great Barr

Offers Over £290,000

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Located in a highly sought after cul de sac, this recently extended three bedroom semi detached family home has an exceptionally large rear garden which forms a particular feature of this desirable home.

This impressive property also has very attractive external wall insulation as well as a block paved driveway providing parking for two cars and is accessed via a porch which opens into the reception hall with stairs off.

The through lounge / dining room has a window to the front, bay window to the rear with double doors to the garden and a feature fireplace. The extended kitchen has a comprehensive range of well fitted units, there is a built in oven and induction hob with built in extractor, Quooker tap, integrated slimline dishwasher, fridge and freezer, space for a washing machine and a window and door lead out to the garden whilst two skylights allow plenty of natural light making this a lovely room.

On the first floor there are three bedrooms, the master is a double with a window to the rear and a range of fitted wardrobes, the second bedroom is also a double with a window to the front and a range of fitted wardrobes whilst the third bedroom is a single with a window to the front. The modern refitted shower room has a white suite with a walk in shower, attractive wall boards, cupboard housing the central heating boiler and a window to the rear.

Outside the rear garden is a delight with extensive lawns, an abundance of mature shrubs, there is an insulated garden shed with power and there is also power at to the top of the garden with vehicle access from a rear right of way.

Viewing of this double glazed and centrally heated home is a must to fully appreciate all this lovely home has to offer.





















Property Specification

EXTENDED SEMI DETACHED
THREE BEDROOMS
SUPERB EXTENDED FITTED KITCHEN
THROUGH LOUNGE / DINING ROOM
SOUGHT AFTER CUL-DE-SAC LOCATION

Through Lounge / Dining Room
7.99m (26'2") into bay x 3.20m (10'6")

Extended Kitchen
3.64m (11'11") x 3.56m (11'8")

Downstairs W/C
1.75m (5' 9") x 1.08m (3' 7")

Bedroom 1
3.76m (12'4") x 3.19m (10'6")

Bedroom 2
3.49m (11'5") x 3.19m (10'6")

Bedroom 3
2.32m (7'7") x 1.79m (5'10")

Shower Room
2.44m (8') x 1.79m (5'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 29th October 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

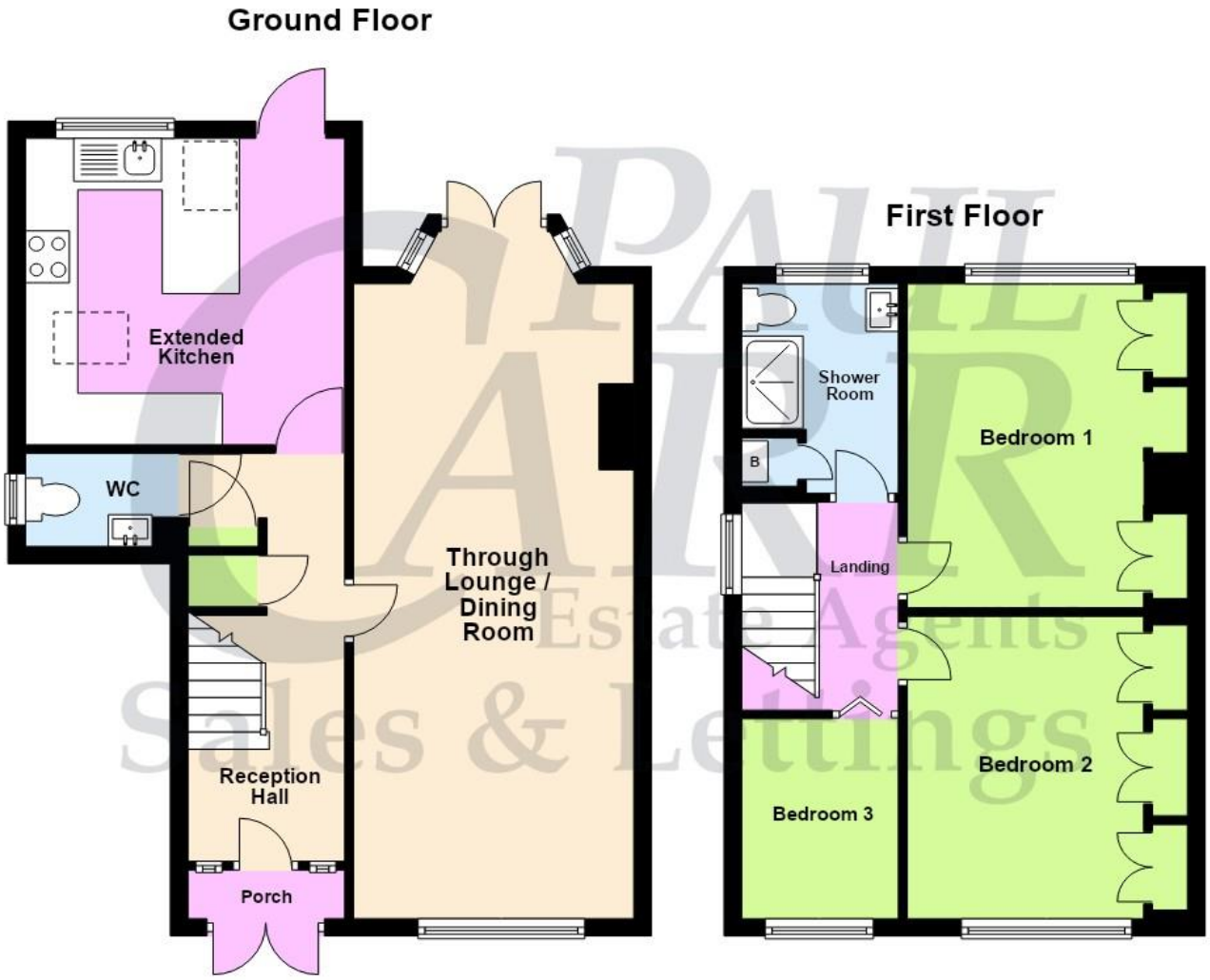
Services connected: Gas Electric Water Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman