



155 Frankley Beeches Road
Northfield
Offers in the region of £295,000

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155 Frankley Beeches Road, Northfield, B31 5LN

Available for the first time in nearly four decades, this fantastic family home is wonderfully presented, and in an exceptional location right in the heart of Northfield, benefitting from a large driveway, garage converted to a downstairs shower room, and a conservatory. EPC rating D.

LOCATION

Northfield, situated South West of Birmingham offers a number of sought after local schools including Bellfield, The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' Secondary School and King Edward VI Girls' School in West Heath. Regular road and rail public services are available with railway stations located in Northfield and Longbridge providing access to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible. Other facilities include Northfield Library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre.

SUMMARY

-Owned by the current vendors for 38 years, this property has been meticulously maintained throughout, modernised to a good standard and is now ready for a new family to call this house their home.

-The property is approached via a sizeable block-paved driveway, which offers ample space for two vehicles, and a large front porch to the front. From the porch, a door leads into the converted garage, with storage space, and a fully fitted downstairs shower room.



-The living room, to the front of the property, is of a generous size, with a large window to the front letting in superb natural light, and is centred around a built-in feature electric fireplace. Off the lounge is a door to the open-plan kitchen diner, and stairs to the first floor.

-The kitchen diner, fully open plan, features modern wooden effect wall and base kitchen units, complete with built in dishwasher, gas hob and electric oven, and a sliding patio door onto the conservatory.

-The conservatory is well-kept, offering a fantastic, bright open space, and with french doors directly onto the rear garden.

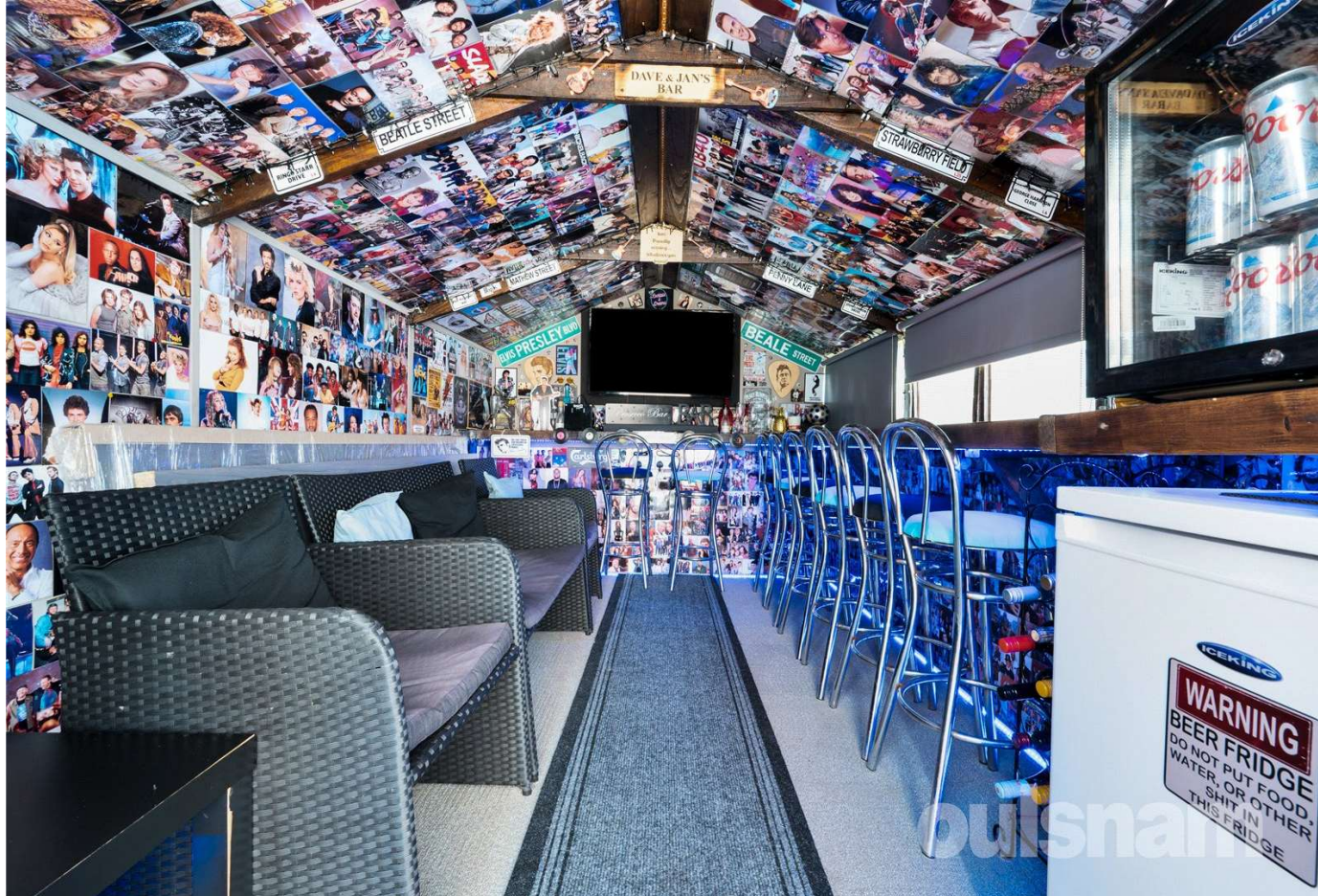
-The garden is directly south facing, mainly laid to lawn with a patio accessible directly from the conservatory, and with a well-maintained side access leading to the frontage. There are two wooden sheds, the largest of which has been fully insulated and electric-connected, complete with Wi-Fi, currently arranged as a bar, and offering versatile space with excellent potential for use as a home office.

-Upstairs, there are three generous bedrooms. The master bedroom is a very spacious double, overlooking the frontage, with wall-fitted picture lights. Bedroom two is another good-sized double, commanding views over the garden, and bedroom three is a sizeable single.

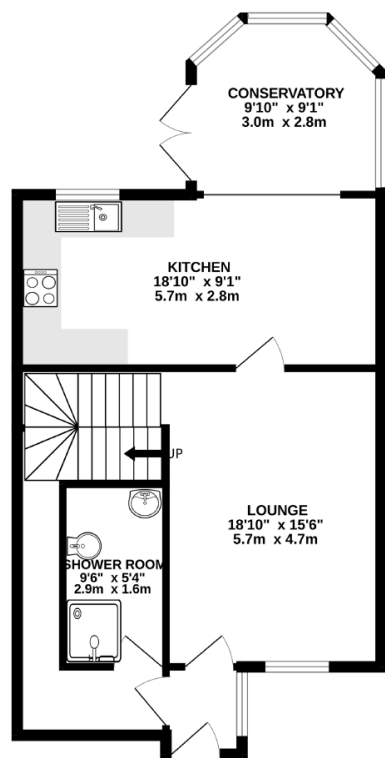
-The family bathroom benefits from dual-aspect frosted-glass windows, and features a white suite with separate shower cubicle, and a heated towel rail.

GENERAL INFORMATION

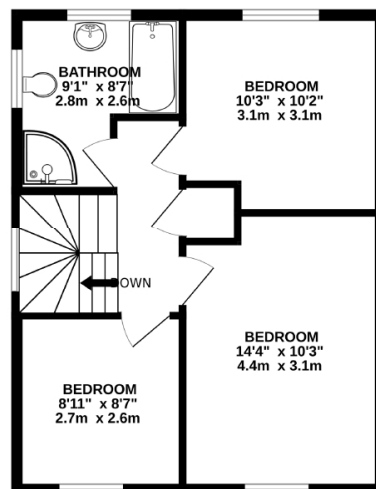
The agent understands that the property is freehold. Birmingham City Council tax band C. EPC rating TBC.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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