



**11 Beaks Farm Gardens, Birmingham, B16 0TB**  
**Asking Price £350,000**

Hadleigh Estate Agents are delighted to offer this three bedroom detached property for sale, offered with no upward chain. Located within easy reach to local amenities and excellent transport links are on offer.

The property comprises, entrance porch and hallway, spacious lounge and dining room. Fitted kitchen, utility room and guest WC. Upstairs are two double bedrooms, a further good size single bedroom and family bathroom. The master bedroom benefits from having its own en-suite. The property further benefits from garage, driveway and private rear garden.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold  
EPC - C  
Council Tax Band - D

## Entrance Porch/ Hallway



Glazed porch with sliding doors, internal obscure glazed front door. Gas central heating radiator, ceiling light point and under stairs storage.

## Lounge



Internal obscure glazed door, feature fireplace and windows to front elevation. Ceiling light points and gas central heating radiator.

## Dining Room



Glazed sliding patio door to rear elevation, gas central heating radiator and ceiling light point.

## Kitchen



Fitted kitchen with a range of base and wall units. Built in oven, grill and hob with extractor fan. Gas central heating radiator, ceiling light point and window to rear elevation.

## Utility Room



Fitted worktop, sink and rear access door. Housing boiler, gas central heating radiator and ceiling light point.

## Guest WC



Low level flush WC, hand wash basin, obscure glazed window to side elevation and ceiling light point.

## Master Bedroom



Window to front elevation, gas central heating radiator, built in sliding wardrobes and ceiling light point.

## En-suite



Partially tiled, obscure glazed window to front elevation, gas central heating radiator. Walk in shower cubicle, low level flush WC and vanity unit.

## Bedroom Two



Gas central heating radiator, ceiling light point and window to rear elevation.

## Bedroom Three



Gas central heating radiator, ceiling light point and window to rear elevation.

## Bathroom



Partially tiled bathroom, jacuzzi bath with shower over. Low level flush WC and vanity unit. Obscure glazed window to side elevation and ceiling light point.

## Garage

Up and over garage door, housing fuse board, light point.

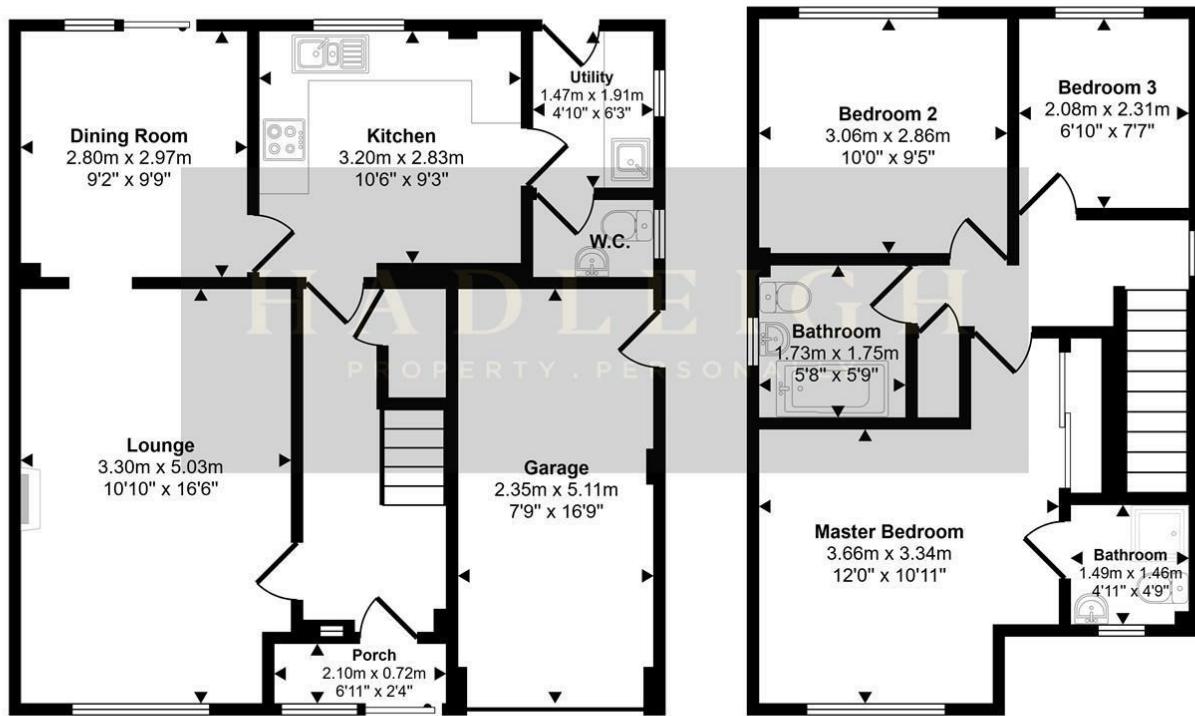
## Garden



Slabbed patio area, lawned garden, fenced and railings to boundaries and side gate access.

## Floor Plan

Approx Gross Internal Area  
104 sq m / 1122 sq ft



### Ground Floor

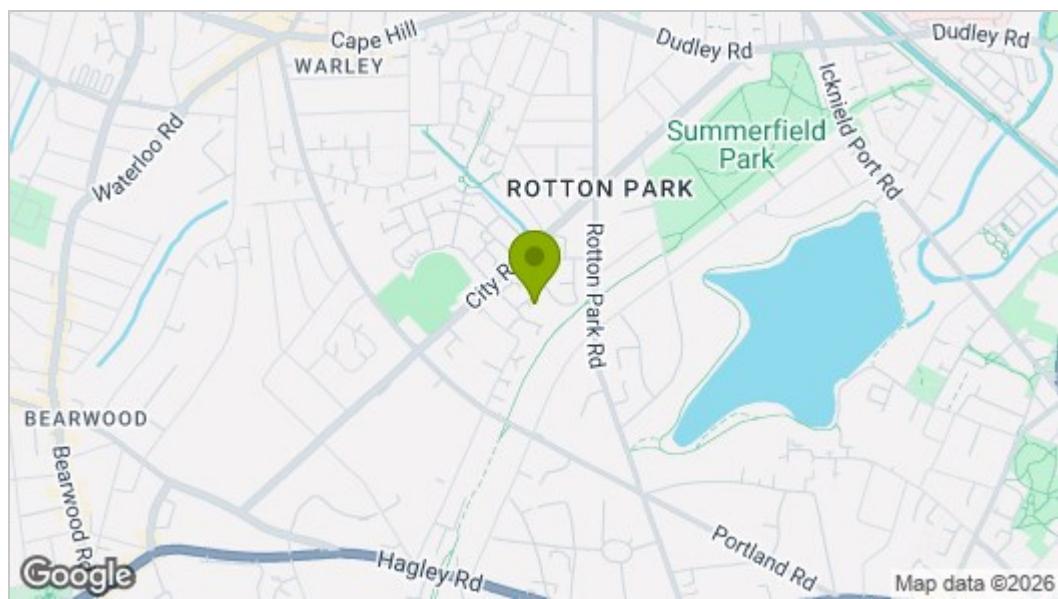
Approx 63 sq m / 674 sq ft

### First Floor

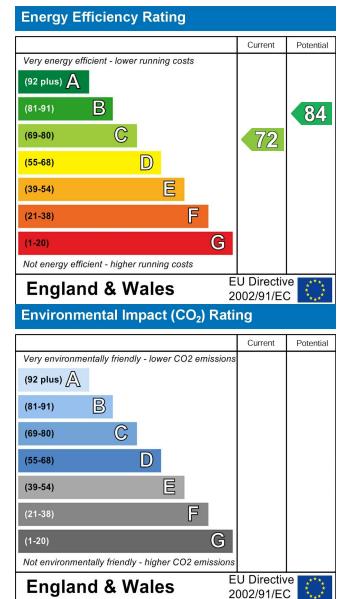
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.