



**Beaumont Road, Birmingham B30 1NU**

**welcome to**

## **Beaumont Road, Birmingham**

Well-presented three-bedroom period terraced residence situated in this prime location. Spacious Kitchen with a range of Free-Standing Units. Three bedrooms and Bathroom to the First Floor. A short commute to Bournville Train Station providing easy access to the City Centre & the QE Hospital.

### **Agent Note**

This property is council tax band C.

### **Lounge/Diner**

Open Plan - double glazed bay window to front, and window to rear, central heating radiator.

### **Kitchen**

double glazed window to side, range of wall and base units with drawers and worktops, sink and drainer unit, gas hob & electric oven, dishwasher.

### **Utility Room**

Double glazed window to side.

### **Bedroom 1**

double glazed window to front, central heating radiator.

### **Bedroom 2**

double glazed window to rear, central heating radiator.

### **Bedroom 3**

double glazed window to rear, central heating radiator.

### **Bathroom**

bath with shower over, low level flush w/c, hand wash basin.

### **Rear Garden**

lawn and patio with access to garage.

### **Garage**

Garage is found at rear of garden.







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## Beaumont Road, Birmingham

- Well-presented three bedroom terraced residence situated in this prime location.
- Spacious Kitchen with a range of Free-Standing Units.
- Rear Garden.
- Ideally Situated for a number of Sought After Primary and Secondary Schools.
- A short commute to Bournville Train Station providing easy access to the City Centre & Queen Elizabeth Hospital.

Tenure: Freehold EPC Rating: D

**£390,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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