



smarthomes

## Beauchamp Road

Billesley, Birmingham

- An Extremely Well Presented End Terraced Property
- Three Double Bedrooms
- Breakfast Kitchen
- Conservatory

**£235,000**

Current EPC Rating - D  
Current Council Tax Band - B







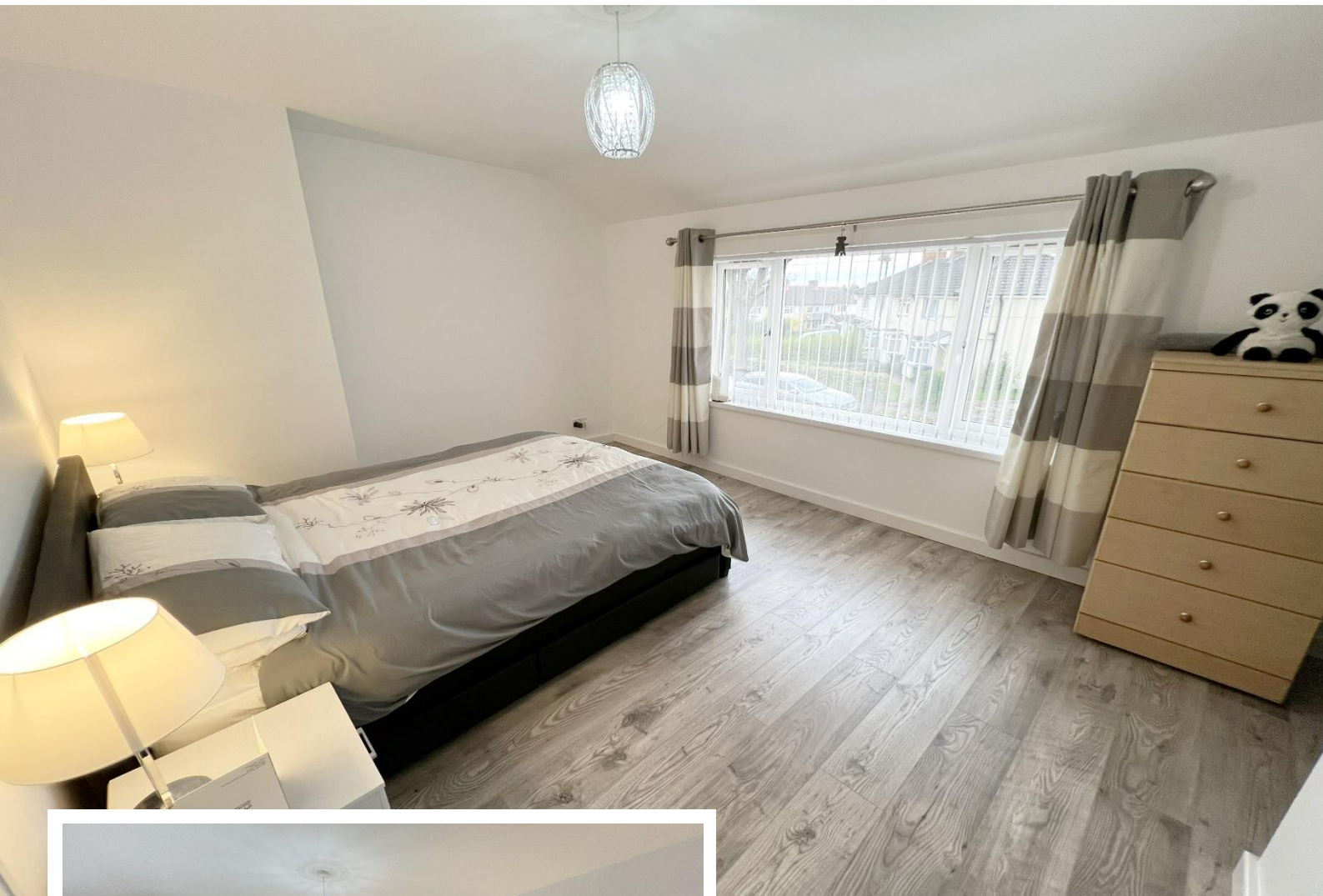
## Property Description

An extremely well-presented end-terraced property briefly affording, three double bedrooms, lounge, breakfast kitchen, downstairs shower room, conservatory, good sized rear garden. UPVC double glazing and gas central heating

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B





## Rooms & Measurements

Lounge to Front - 4.95m x 4.09m (16'3" (into bay) x 13'5")

Kitchen to Rear - 3.18m x 2.84m (10'5" x 9'4")

Ground Floor Shower Room - 1.73m x 1.93m (5'8" x 6'4")

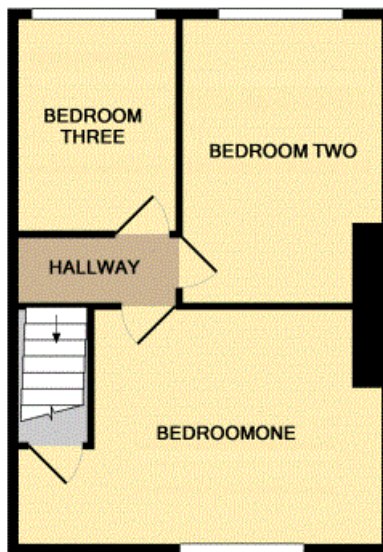
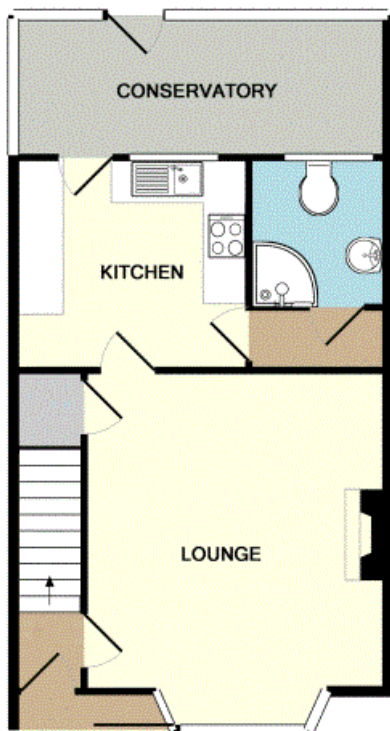
Conservatory to Rear - 5m x 1.98m (16'5" x 6'6")

Bedroom One to Front - 5.18m x 3.25m (17'0" (max) x 10'8")

Bedroom Two to Rear - 3.84m x 2.79m (12'7" x 9'2")

Bedroom Three to Rear - 2.9m x 2.26m (9'6" x 7'5")





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