



## 70 Beaumont Road

Bournville, Birmingham, B30 2DX

Offers In The Region Of £355,000





### Approach

This three bedroom mid terrace is approached via steps leading onto a fore garden with decorative flowerbeds to borders with side pathway giving access to shared access to the rear garden and steps leading to a hardwood glazed front entry door opening into:

### Vestibule

With tongue and groove panelling, cornice to ceiling and glazed internal door with window above opening into:

### Hallway

With two sets of archway and plaster corbels, cornice to ceiling, two ceiling light points, central heating radiator, stairs giving rise to the first floor landing, door opening into under stairs storage cupboard and internal doors opening into:

### Front Reception Room

13' to bay x 9'11" (3.96m to bay x 3.02m)

With double glazed bay window to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, central heating radiator and wooden mantle piece and surround.

### Rear Reception Room

12'04" x 10'02" (3.76m x 3.10m)

With ceiling light point, central heating radiator and aluminium framed double glazed door and side window giving views and access to the rear garden.

### Kitchen

16'6" x 7'08" (5.03m x 2.34m)

With a matching selection of wall and base units with roll edge work surfaces over with integrated four

ring burner gas hob with stainless steel extractor over, integrated Bosch oven, stainless steel sink and drainer with hot and cold mixer tap, space facility for washing machine, tumble fryer and fridge freezer, boiler cupboard housing the Worcester Bosch combination boiler, double glazed window to the rear aspect, aluminium framed double glazed window to the side aspect, UPVC double glazed door giving access to the side return, central heating radiator, breakfast bar area, tiled flooring and two ceiling light points.

### First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point and interior doors opening into:

#### Bedroom One

15'01" x 11'03" (4.60m x 3.43m)

With two double glazed windows to the front aspect, ceiling light point and central heating radiator.

#### Bedroom Two

12'04" x 12'06" (3.76m x 3.81m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Modern bathroom

4'09" x 5'07" (1.45m x 1.70m)

From landing bi-folding door opens into bathroom with panel bath with glass shower screen and mains powered shower over and hot and cold mixer with shower attachment over, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, heated towel rail, fully tiled to walls and floor, double glazed frosted window to the side aspect and ceiling light point.

### Bedroom Three

7'09" x 9'06" (2.36m x 2.90m)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

### Rear Garden

With a pathway and wooden side access gate giving access to the front of the property, then leads onto a patio with main garden area with mainly mature lawn and finish with panel fencing to borders.

### Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





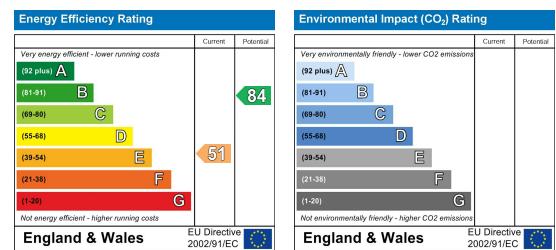
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.