



smarthomes

## Beech Avenue

Runcorn Road, Balsall Heath, B12 8QS

- A Mid-Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

**Offers Over £165,000**

EPC Rating - 58

Current Council Tax Band - A





## Property Description

The property is set back behind a walled front boundary with paved frontage and a UPVC double glazed door leading into

### Reception Room One to Front

11' 9" x 10' 9" (3.6m x 3.3m) With UPVC double glazed window to front elevation, wall mounted radiator, picture rail, ceiling light point, laminate flooring and door to

### Reception Room Two to Rear

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point, door to staircase and further door to



### **Fitted Kitchen to Side**

13' 9" x 6' 2" (4.2m x 1.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point, gas central heating boiler, a double glazed window to the side aspect and door to



### **Lobby**

With a door to rear courtyard and door to

### **Family Bathroom**

10' 2" x 5' 2" (3.1m x 1.6m) Being fitted with a white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, aqua panelling, ceiling light point and an obscure double glazed window to the side elevation



### **Landing**

With a UPVC double glazed window to side, radiator, loft access, ceiling light point and door to

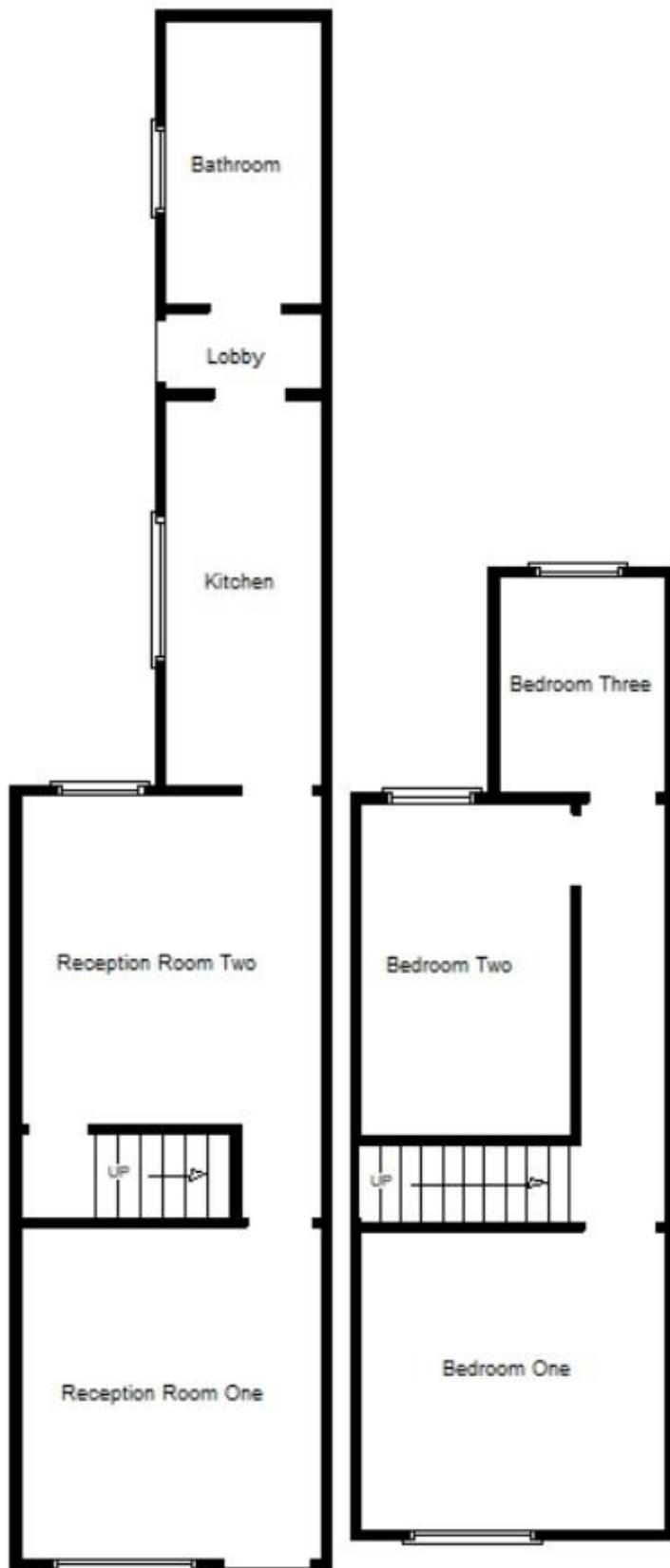


### **Bedroom One to Front**

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Two to Rear**

11' 9" x 7' 10" (3.6m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

7' 10" x 6' 2" (2.4m x 1.9m) With double glazed window to rear elevation, radiator and ceiling light point

### Rear Courtyard Patio

With a covered storage area, gated rear access and security lighting

### Tenure

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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