

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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). Plan produced for Purplebricks. Powered by www.localagent.com

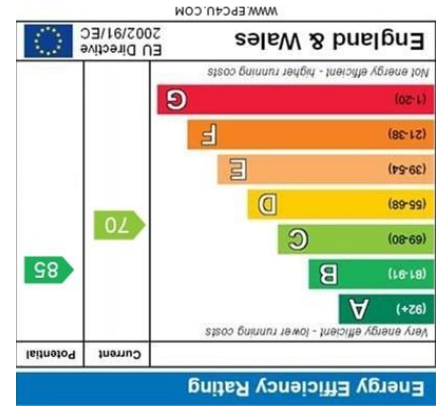
Total floor area 97.3 sq.m. (1,048 sq.ft.) approx



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- POTENTIAL TO EXTEND STPP
- SOUGHT AFTER LOCATION

Beauchamp Avenue, Handsworth Wood,
 Birmingham, B20 1DS

£275,000



Property Description

*** DRAFT DETAILS – A WAITING VENDOR APPROVAL***

Introducing a delightful semi-detached property in the popular area Handsworth wood area, currently listed for sale and in good condition. This home is ideally suited for both families and couples, offering a blend of comfort and functionality with its well-proportioned rooms. The property is located within the catchment of local schools, a short walk to Hamstead train station and easy commuting to Birmingham City Centre.

The property boasts three charming bedrooms, two of which are spacious doubles, adding to the overall appeal of the home. The bedrooms benefit from built-in wardrobes, providing ample storage space. The third bedroom is a comfortable single, perfect for a child's room or a home office.

At the heart of the home is an open-plan reception room, offering a welcoming space for relaxation or entertaining guests. The property also encompasses a practical kitchen, equipped to cater to all your culinary needs.

There is one bathroom, maintaining the balance between the living and sleeping spaces.

One of the property's standout features is the potential for extension, subject to planning permission. This provides an excellent opportunity for the new owners to add their own touch and increase the property's value.

Externally, the property is equally impressive with a private garage and dedicated parking space. A well-maintained garden leading to Hamstead's playing fields, widely used by the community for children's play park and sports clubs.

HALLWAY Ceiling light point, radiator, stairs to first floor, under stairs storage.

THROUGH LOUNGE 23' 8" x 10' 10" (7.21m x 3.3m) Two ceiling light points, two radiators, bay window to front, patio door to rear garden.

KITCHEN 11' 10" x 5' 11" (3.61m x 1.8m) Laminate flooring, wall and base units, gas hob, extractor fan, built-in oven, ceiling light point and window to rear, sink.

UTILITY ROOM 8' 6" x 7' 3" (2.59m x 2.21m) Boiler located, ceiling light point, access to the garage, access to the rear garden.

GARAGE 16' 6" x 8' 6" (5.03m x 2.59m) Ceiling light point, up and over door to front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

BEDROOM ONE 12' 2" x 9' 2" (3.71m x 2.79m) Built-in wardrobes, ceiling light point, radiator and bay window to front.

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m) Ceiling light point, radiator, window to rear, built-in wardrobe.

BEDROOM THREE 7' 10" x 5' 11" (2.39m x 1.8m) Window to front, radiator, ceiling light point.

BATHROOM Bath, sink, radiator, electric shower, window to rear.

SEPARATE TOILET Window to side, toilet.

REAR GARDEN Paved, grass area, surrounded by bushes and backs onto a park.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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