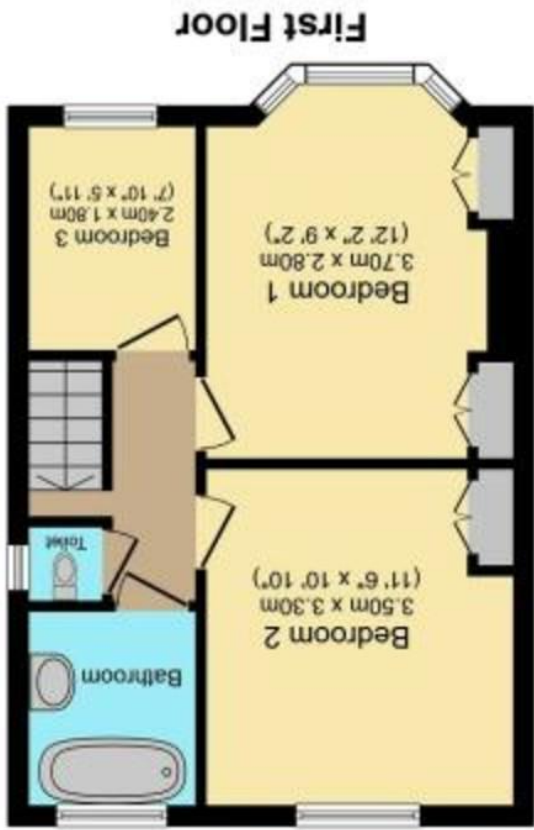


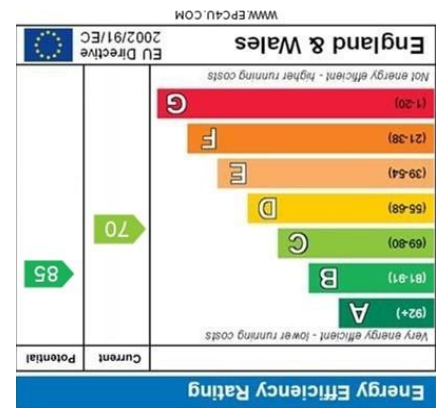
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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.



Great Barr | 0121 241 4441



- 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 – AWAITING 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 6Mbps. Highest available upload speed 0.7Mbps.

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

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

Networks in your area - Openreadh, VirginMedia

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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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