

Beaumont Road Bournville Birmingham B30 2DY



REQUIRING MODERNISATION AND IMPROVEMENT, this three bedroomed period terraced residence offers good potential for a lovely home being ideally situated for sought after local schools and access to Bournville Train Station. Available with No Chain. EP Rating TBC

DIRECTIONS

From the selling agents offices on Mary Vale Road, turn left into Linden Road and first left into Beaumont Road where the property is located some distance along on the left hand side.

THE PROPERTY MORE PARTICULARLY COMPRISES

GROUND FLOOR

A timber entrance door leads to

VESTIBULE

Having tiled floor, period coving and part glazed door to

HALLWAY

Having central heating radiator and doors to

THROUGH LOUNGE 29'4" (8.94m) (plus bay) x 9'10" (3m)

Having part timber cladding to walls, open staircase to first floor, two central heating radiators, UPVC double glazed bay window and further UPVC double glazed window.

KITCHEN 15'11" (4.85m) x 7'7" (2.31m)

Having tiled floor, a range of base and wall units, one and a half bowl stainless steel sink with mixer tap, worksurfaces with tiled splashbacks, space for appliances, plumbing for washing machine, wall mounted gas fired combination central heating boiler, UPVC double glazed window, further small glazed window and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Having access to the loft, central heating radiator and doors to

BEDROOM ONE (FRONT) 13'5" (4.09m) x 12'3" (3.73m)

Having feature cast iron fireplace, central heating radiator and two UPVC double glazed windows

BEDROOM TWO 10'11" (3.33m) x 10'7" (3.23m)

Having central heating radiator and UPVC double glazed window.

BEDROOM THREE (REAR) 9'8" (max) 8'11" (min) x 7'8"

Having feature cast iron fireplace, central heating radiator and UPVC double glazed window.

SHOWER ROOM 5'11" (1.8m) x 4'10" (1.47m)

Having wc suite, pedestal wash basin with tiled splash back, shower cubicle with shower and tiled surround, central heating radiator and UPVC double glazed window.

OUTSIDE

FRONT

Having shallow foregarden with pathway to front entrance and shrub borders within hedged/walled boundary.

REAR GARDEN

Having outhouses requiring repair, a variety of shrubs, storage shed and gate to shared access to the front of the property.

TENURE

The agent understands the property is Freehold.

FIXTURES AND FITTINGS

All items of fixtures and fittings except those mentioned in these detailed sales particulars are excluded from the sale.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.