



12 Beakes Road, Smethwick, B67 5RU Offers In The Region Of £215,000

Hadleigh Estate Agents are delighted to offer this three bedroom terraced house for sale. Located on Beakes Road the property is conveniently located for all Bearwood High Street has to offer, including shops, restaurants and excellent transport links into Birmingham City Centre. The new Midland Metropolitan University Hospital is a short distance away, along with an Olympic sized swimming pool at Sandwell Aquatics Centre.

In brief the property comprises of entrance hallway, two reception rooms and fitted kitchen. The first floor accommodation offers two double bedrooms, a further single bedroom and shower room. To the rear of the property is a large private garden.

Entrance Hallway

Partially glazed UPVC front door, ceiling light point and carpeted flooring.

Living Room



Bay window to the front elevation, fitted cabinets and ceiling light point. Feature fireplace, radiator and carpeted flooring.

Lounge



Spacious lounge boasting fitted cabinets, feature fireplace and window to the rear elevation. Partially glazed internal doors, ceiling light point, radiator and carpeted flooring.

Kitchen



Fitted kitchen with a range of base and wall units, partially tiled splashbacks and sink unit. Connection for gas cooker, plumbing for washing machine and housing boiler. Window to the side elevation and rear door leading to garden. Internal glazed door and ceiling light point.

Landing

Opaque glazed window on staircase, landing leading to all rooms on first floor accommodation, ceiling light point and loft access.

Master Bedroom



Spacious master bedroom benefitting from fitted wardrobes and shelving. Window to the front elevation, radiator, carpeted flooring and ceiling light point.

Bedroom Two



Double bedroom offering window to the rear elevation, radiator and ceiling light point. Along with carpeted flooring and fitted cabinets.

Bedroom Three



Spacious single bedroom with window to the rear elevation, carpeted flooring, radiator and ceiling light point.

Shower Room



Low level flush WC, hand wash basin and walk in shower cubicle. Obscure glazed window, ceiling light point and radiator.

Garden



Large garden predominantly laid to lawn, with paved patio area and fenced boundaries.

General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

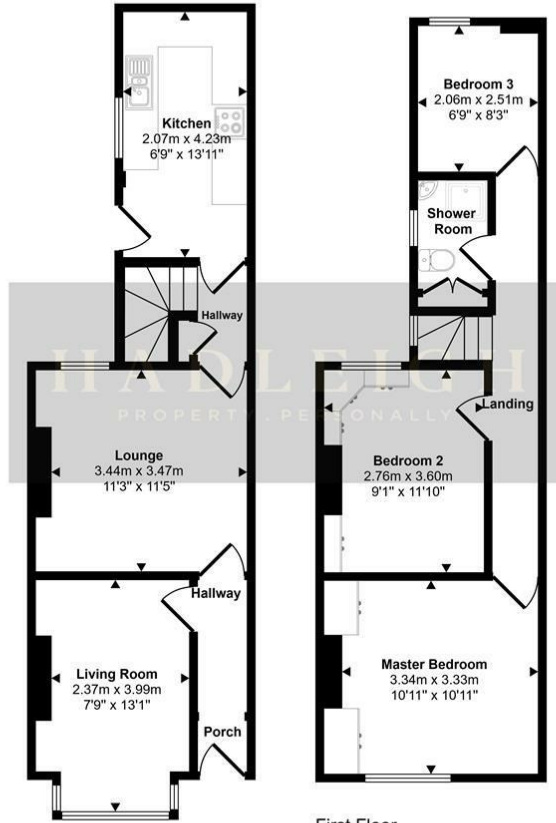
Tenure - Freehold

EPC - TBC

Council Tax Band - B

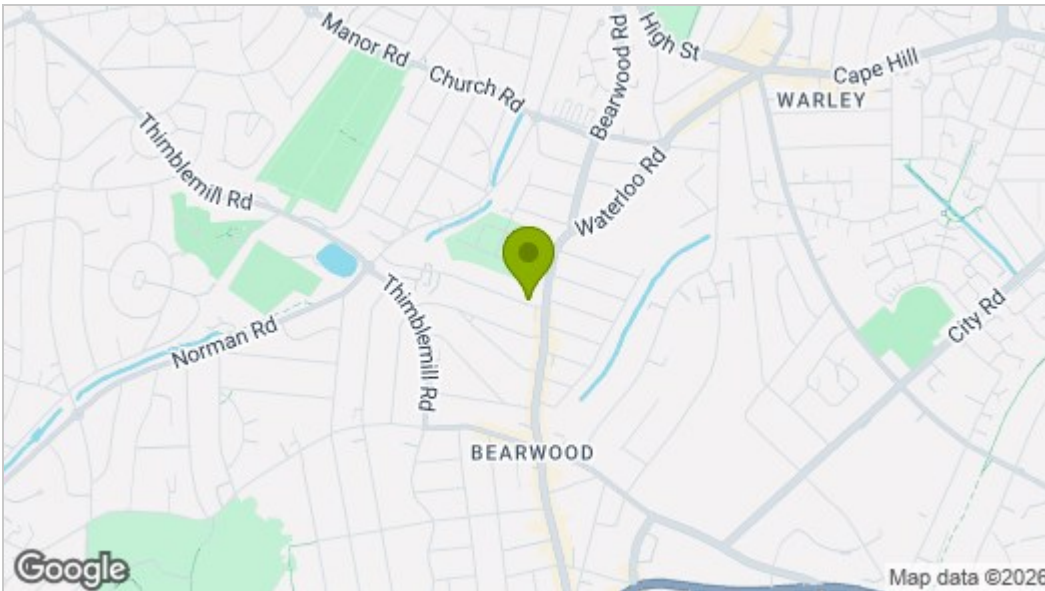
Floor Plan

Approx Gross Internal Area
77 sq m / 832 sq ft

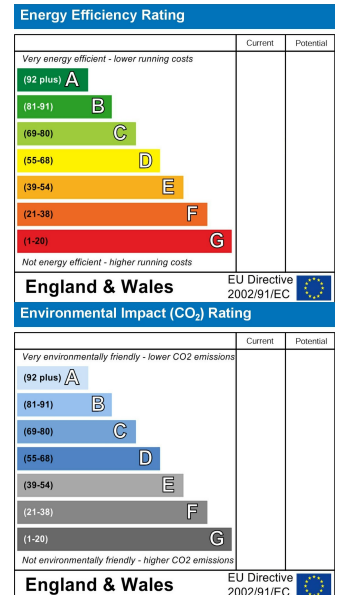


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.