



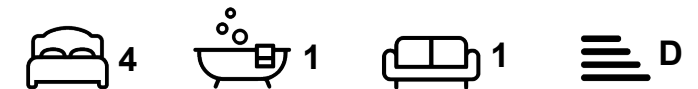
Apartment - Above Shop

**522A BEARWOOD  
ROAD,  
SMETHWICK, B66  
4BX**

**£1,300**

### FEATURES

- Available Immediately!
- Prime Location on Bearwood Road (B66) – Close to shops, cafés, and restaurants
- On Street Parking Available!
- Electricity bill included in the rent!
- Excellent Transport Links – Easy access to Birmingham City Centre
- High Ceilings – Bright, airy, and spacious



# 4 Bedroom Apartment - Above Shop located in Smethwick

?? Spacious 4-Bedroom Apartment for Rent – Bearwood Road (B66) – Available Immediately! ??

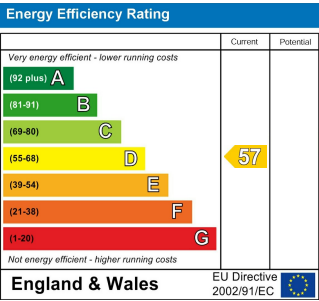
Looking for a spacious and well-located home? This 4-bedroom apartment (or 3 bedrooms with a separate living room) offers generous double bedrooms, high ceilings, and a bright, airy feel throughout. The layout provides flexibility, making it ideal for families, professionals, or sharers looking for a comfortable and well-connected living space.

The apartment is situated on Bearwood Road (B66), a vibrant and sought-after location known for its excellent local amenities. Just a short walk away, you'll find Bearwood High Street, which offers a great selection of supermarkets, cafés, restaurants, and independent shops. Whether you need to grab a quick coffee, do your grocery shopping, or enjoy a meal out, everything is right at your doorstep.

For those who enjoy the outdoors, this property is only minutes away from the beautiful Lightwoods Park and Warley Woods. These green spaces provide the perfect setting for a morning jog, an afternoon stroll, or a weekend picnic. Whether you want to unwind after a busy day or stay active, these parks offer a fantastic escape from the hustle and bustle of city life.

Call us on  
**01216 615 009**  
**info@ayaestates.com**

Council Tax Band  
**A**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

