

Talbot Road, Smethwick, B66 4DT  
£1,150 Per Month  
Council Tax Band: B



### 3-Bedroom Mid-Terraced House – Bearwood (£1,195 pcm)

Presenting a spacious 3-bedroom mid-terraced family home located on Talbot Road, Bearwood (B66 4DT). This property offers practical living spaces and is ideally situated for easy access to Birmingham City Centre.

#### Key Features:

**Living Space:** A generous through-lounge reception room featuring a classic archway, allowing for distinct living and dining areas with plenty of natural light.

**Kitchen:** A sleek galley-style kitchen equipped with modern white cabinetry, contrasting dark worktops, and ample preparation space.

**Bathroom:** A contemporary ground-floor family bathroom featuring marble-effect wet walls, grey wood-style flooring, and a shower over the bath.

**Bedrooms:** Three upstairs bedrooms, all fully carpeted. Features a large master bedroom with built-in wardrobes, a second double, and a versatile third single room perfect for a home office.

Rent: £1,195 pcm | Deposit: £1,375



Open House Edgbaston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	