



# SOUL ESTATES

## SALES & LETTINGS



- ♥ 5 Bedroom House Share
- ♥ ONLY 1 Room Available on the First Floor
- ♥ ALL BILLS INCLUDED
- ♥ Low Deposit
- ♥ Fully furnished
- ♥ Gas Central Heating
- ♥ Close to local amenities
- ♥ TV Licence and Broadband included

**Grange Road**  
Smethwick, B66 4NG

**Monthly Rental Of**  
**£465**

**Soul Estates is pleased to offer this all bills included**, fully furnished room on the First floor, 1 bedroom with separate living/dining area in a house share in the heart of Smethwick. This room only is within a well-maintained house share with a communal entrance and has a fully fitted shared kitchen with a dining table and washing machine and fridge freezer. The room comprises of a double bed, wardrobes with additional living dining are with storage, and its own large private en-suite which has been finished to a good standard.

All bills included are Gas, Electricity, Water, Council Tax Broad Band and TV Licence. The house share also benefits from gas central heating and double glazed throughout.

This house share is within easy walking distance of all bus routes into Birmingham City Centre, close proximity to Bearwood and walking distance to Cape Hill Asda and other local shops.

**VIEWING HIGHLY RECOMMENDED!**

- Bedroom**  
8' 11" x 8' 7" (2.72m x 2.61m)
- Living/Dining Area**  
6' 7" x 11' 7" (2.01m x 3.53m)
- En-Suite**  
6' 11" x 5' 8" (2.11m x 1.73m)
- Shared Kitchen**



This floorplan is just an example this is not to scale. Please see description for exact room sizes. (c) Soul Estates

