



Heathertop, 169 Beamhill Road, Anslow, DE13 9QN

 Parker Hall

Overlooking a pleasant open aspect to the rear is Heathertop, an exceptionally well appointed traditional detached residence, showcasing contemporary open plan living, four excellent double bedrooms and generous garden plot. Having received an extension and a thorough refurbishment by the existing owners, Heathertop offers versatile and thoughtfully designed accommodation ideal to suit a growing family and those needing space to work from home, alongside attention to details and a superb standard of finish throughout. Heathertop received a complete rewire, new central heating system and double glazed windows as part of the refurbishment, has

been maintained to the highest standard throughout and offers a home well aligned with modern day family life.

The central reception hall opens into two of the three reception rooms, with a magnificent open plan living and dining kitchen extending across the rear aspect with bifold doors into the garden. Doors open to a third reception room being an ideal playroom, and to a spacious laundry room with guests cloakroom off. A contemporary oak and glass staircase rises to the first floor accommodation, where four well proportioned double bedrooms are serviced by a modern family bathroom. The luxurious

master suite also has private use of a walk in wardrobe and en suite bathroom. Presenting an elegant exterior, Heathertop is set back from the road beyond a generous frontage and an in and out driveway, with a useful garage store to one side. The rear garden extends to a superb size and enjoys an open outlook over a residential livery yard. An arbour to one side houses a hot tub, and the fully insulated garden room presents a versatile space ideal as a gym, home office or exterior entertaining space.

Being just minutes from both the surrounding Staffordshire countryside and the market town of Burton on Trent, Beamhill Road benefits from easy access to an array of rural pursuits including walking, cycling or equestrian activates, with everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema also being within easy reach.

Heathertop lies within catchment for the Ofsted rated 'Outstanding' Moseley Academy which feeds into the similarly rated John Taylor Specialist Science School in Barton under Needwood, and the recently opened John Taylor Free School is also within a few minutes' drive.

A location well suited to commuters, train stations in both Burton and Lichfield provide direct links to Birmingham, London and beyond. The property lies within a convenient distance of the trunk roads of A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham and East Midlands are also within a convenient drive.

- Traditional Detached Family Home
- Extended & Refurbished to Exceptional Standard
- Open Views to Rear
- Contemporary Open Plan Living & Dining Kitchen
- Three Spacious Reception Rooms
- Reception Hall, Laundry Room & Cloakroom
- Four Generous Double Bedrooms
- Luxurious Master Suite with Dressing Room & En Suite
- Modern Family Bathroom
- Generous Landscaped Garden with Open Aspect
- Garden Room/Gym/Home Office
- Ample Parking to 'In & Out' Drive
- Garage Store with Electric Doors
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities



Reception Hall 3.58 x 2.68m (approx. 11'9 x 8'9)

An attractive welcome to this traditional home, having an oak and glass staircase, fitted under stairs storage and parquet style Karndean flooring which extends throughout the ground floor. Oak doors open into:

Study 4.13 x 3.05m (approx. 13'6 x 10'0)

A spacious reception room having a window to the front with fitted shutters. A door opens to a cupboard housing the boiler and the pressurised water cylinder

Lounge 5.49 x 3.62m (approx. 18'0 x 11'10)

Another beautifully presented reception room having a bay window with shutters to the front and a gas living flame fireplace with stone surround and hearth

Stunning Open Plan Living & Dining Kitchen 7.2 x 6.76m (approx. 23'7 x 22'2)

Finished to an exceptional standard, the well appointed **Kitchen** comprises a range of shaker style full height, wall and base units with marble finish Quartz work surfaces over, housing a twin Belfast, integrated dishwasher and a Rangemaster oven which is included in the sale. There is space for an American fridge freezer, and the Quartz topped central island houses an entertaining style breakfast bar to one side as well as twin integrated wine fridges. There is a window to the side, and Karndean parquet flooring extends into the **Living Room**, which houses a wood burner style gas stove to a slate hearth. A ceiling lantern provides plenty of natural light to both the **Living & Dining Areas**, and bifold doors extend across the rear of the property opening out to the rear gardens. Part glazed doors open into:

Family Room 3.45 x 3.4m (approx. 11'3 x 11'1)

An ideal playroom or snug, having French doors opening out to the rear garden

Laundry Room 3.27 x 2.64m (approx. 10'8 x 8'8)

Extending to a superb size and being fitted with a range of full height and base units providing ample storage space. The worktops house an inset one and a half sink as well as spaces for a washing machine and tumble dryer, and the laundry room has feature LED lighting and an obscured window to the side. A door opens into:

Cloakroom

Comprising a traditional Savoy suite having fitted washstand style basin and a high level WC





A contemporary oak and glass staircase rises to the first floor **Landing**, having a feature full height window facing the front aspect. There is access to the insulated and partly boarded loft space, a door opens to a useful storage cupboard with hanging space, and further doors open into:

Master Suite 4.2 x 3.3m (approx. 13'9 x 10'9)
A luxurious principal bedroom suite having a window to the rear overlooking open rural views. An opening leads into a **Walk in Wardrobe** 2.04 x 1.8m (approx. 6'8 x 5'10) which is fitted with a range of wardrobes to either side, and opens in turn to:

En Suite Bathroom 3.28 x 1.93m (approx. 10'9 x 6'4)
A traditional suite comprises wash basin set to vanity unit, WC, walk in double shower and freestanding bathtub, with tiled flooring and splash backs, electric under floor heating, a heated towel rail and an obscured window to the front

Bedroom Two 4.63 x 3.63m (approx. 15'2 x 11'10)
Another generous double room having a bay window to the front with fitted shutters

Bedroom Three 4.32 x 3.65m (approx. 14'1 x 11'11)
With a window to the rear overlooking pleasant rural views

Bedroom Four 3.5 x 3.32m (approx. 11'5 x 10'10)
A fourth double room having a window the rear enjoying open views

Family Bathroom 2.8 x 1.6m (approx. 9'2 x 5'3)
Comprising a modern suite having wash basin set to vanity unit, WC, double ended bathtub and separate corner shower, with tiled flooring and under floor heating, tiled splashbacks, a heated towel rail and an obscured window to the front









Outside

Heathertop is set back from the lane beyond a generous frontage with an 'in and out' tarmac driveway providing ample parking. A useful **Garage Store** 5.74 x 1.93m (approx. 18'9" x 6'3") is set to one side providing exterior storage and having roller shutter doors to both the front and rear aspects. The EV charger is included in the sale.

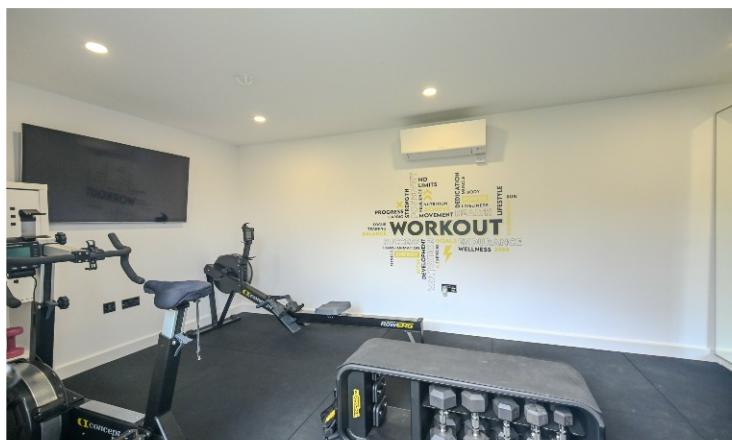
Generous Rear Garden

Extending to a superb size, the rear garden has been landscaped with an expansive terrace leading onto lawns lined with sleeper edged borders stocked with a variety of seasonal foliage. To one side, a covered arbour houses a hot tub which is included in the sale, and a pathway leads to the **Garden Room**. There is exterior power, lighting and a water point.

Garden Room 5.24 x 2.86m (approx. 17'2" x 9'4")
 Currently set up as a home gym, with French doors opening out to the side. This versatile space is fully insulated with cavity walls and full electrics, allowing for year-round use. To the rear of the garden room there is a useful storage area accessed from the garden.



Laundry Room



Garden Room

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.