

Horton & Storey



46 Beechwood Park Road, Solihull, B91 1ES

£465,000

- No Chain
- Two Reception Rooms
- Popular Location
- Potential To Extend (STPP)
- Garage
- Large Rear Garden
- Three Bedrooms
- Utility

46 Beechwood Park Road, Solihull B91 1ES

A fantastic opportunity to purchase a large three bed semi detached property on the sought after Beechwood Park Road. The property has a large rear garden perfect for families and has potential to extend subject to planning permission.



Council Tax Band: E



Property Description

Approach

Approach via slabbed paved driveway, with space for two to three cars, the front garden consists of a lawn with bushes and mature shrubs around the border and access to the single garage, a side door with access to rear garden, and a door to the front porch.

Hallway

Stairs to first floor landing, door to cloakroom, central heating radiator, doors to ground floor rooms.

Ground Floor

Kitchen

2.2m x 2.6m

Kitchen to rear of property, with double glazed window to rear elevation overlooking garden and door to utility. A range of wall and floor based units with integrated oven, hobs and extractor fan. Work surface over inset sink with mixer tap.

Utility

Handy utility room with plumbing for washing machine, space for a tumble dryer, storage cupboard with sink above. Doors leading to the garage, downstairs WC and rear garden.

Downstairs WC

Side Area

2.4m x 3.5m

Dining Room

3.4m x 3.9m

Separate dining room to the rear, with central heating radiator, gas fire place, and patio doors overlooking the rear garden.

Reception

3.6m x 4.6m

Front reception room with large bay windows, built in fireplace with gas fire and central heating radiator.

Garage

2.3m x 4.5m

A single garage with door to utility.

First Floor

Bedroom One

3.3m x 4.8m

Large double bedroom, double glazed bay window to front elevation and a range of fitted wardrobes.

Bedroom Two

3.6m x 3.8m

Double bedroom with window to rear elevation. Space for wardrobe.

Bedroom Three

2.3m x 3.1m

Large single bedroom, double glazed window to front elevation, central heating radiator

Bathroom

Bath suite comprises of panelled bath, with shower over the bath, sink, central heating radiator, tiled walls.

WC

WC with single glazed window to side elevation.

Rear Garden

Large, well maintained rear garden with slabbed patio area, steps down to expansive lawn. Bushes to the borders and feature flower beds

Directions

Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

Council Tax Band



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