



59 Beaks Hill Road, Kings Norton, Birmingham



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Birmingham B38

Kings Norton Railway Station 1 mile, Bournville 1.7 miles, M42 (J3) 5.8 miles, Birmingham 6 miles, Solihull 8 miles

A superb four bedroom family home with huge potential located on a desirable residential road with flowing accommodation, lovely gardens and a superb garden studio.



Guide price: £799,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G

Location

Kings Norton dates back to 13th Century and still retains some of its early 'village character', particularly around The Green. Today, The Green is a hive of activity with a wide variety of shops, and businesses, a monthly Farmers' market and the renowned 'Mop Fair' takes place in October every year.

Kings Norton boasts a number of popular schools including St Joseph's and Kings Norton Primary School and St Thomas Aquinas Secondary School as well as the much sought after Kings Norton Girls' and Boys' School.

It further benefits from having its own railway station located on Pershore Road, a regular bus service operating along Pershore Road and easy access to M42 (Junction 3).

Other local facilities include Kings Norton Business Centre which boasts over 80 companies employing some 1250 people, Kings Norton Park and Library and West Hills Driving range, pitch & putt and a 9 Hole Par 3 course. Merecroft pool is only a 6 minute walk away.



The property

Approached directly from Beaks Hill Road the large block paved driveway sweeps in front of the house. There is ample parking for several cars and access to the single garage which is currently used as storage. A low-level wall surrounds the lawned fore garden and provides privacy.

The fully glazed double front doors open to a light and bright reception porch with a bank of six windows providing ample natural light.

An internal door leads through to the reception hall. Doors radiate to the principal reception rooms and there is a useful guest cloakroom/WC. Sitting next to the cloakroom but accessed from the sitting/dining room is a shower. There is potential to knock through creating a ground floor shower room. Stairs rise from here to the first floor landing area.

The family room can be accessed from the reception hall and the sitting/dining room. Flooded with natural light with a dual aspect. The walk-in bay window provides views over the front garden and driveway. There are sliding patio doors with lovely views over the rear garden.

The large sitting/dining room is a wonderfully light and bright space. A walk-in bay window provides a lovely spot for reading. Two sets of sliding patio doors open to the excellent conservatory and provide more natural light. There is also a door through to the garage/store and access from here to the laundry room and boiler room.

The wonderful conservatory is a lovely space to enjoy the garden all year around. French doors open to the patio area and onward lawned garden.

The accommodation flows through to the galley-style kitchen. Fitted with a comprehensive range of wall and floor mounted units there is a lot of scope to improve and extend the space.





Sitting/dining room



Kitchen



Sitting/dining room



Conservatory



Conservatory

All of the ground floor accommodation is flooded with natural light.

Upstairs

The landing provides access to all four of the double bedrooms and the family bathroom. There is a large linen closet providing further storage. All of the bedrooms have the benefit of ample built-in wardrobes.

The principal bedroom enjoys a lovely view over the rear garden and the benefit of a good size en suite shower room with double wash hand basins.

Bedroom two also enjoys rear garden views and has the benefit of a lovely balcony for enjoying the sunnier summer mornings. Bedrooms three and four sit at the front of the house.

The family bathroom is of a good size and has the benefit of a corner shower and double wash hand basins. The separate WC sits next door.



Principal bedroom



Principal bedroom en suite



View from bedroom two balcony

The Garden Studio

The superb garden studio is self-contained and located at the bottom of the garden. Flexible in its use this wonderful addition is light and bright with bi-fold doors to the front and two windows and a door that opens to a tranquil patio area. There is a separate WC with a toilet and wash hand basin.

To the front there is a lovely block paved terrace with a raised planting area, perfect for a rockery style garden.

Gardens

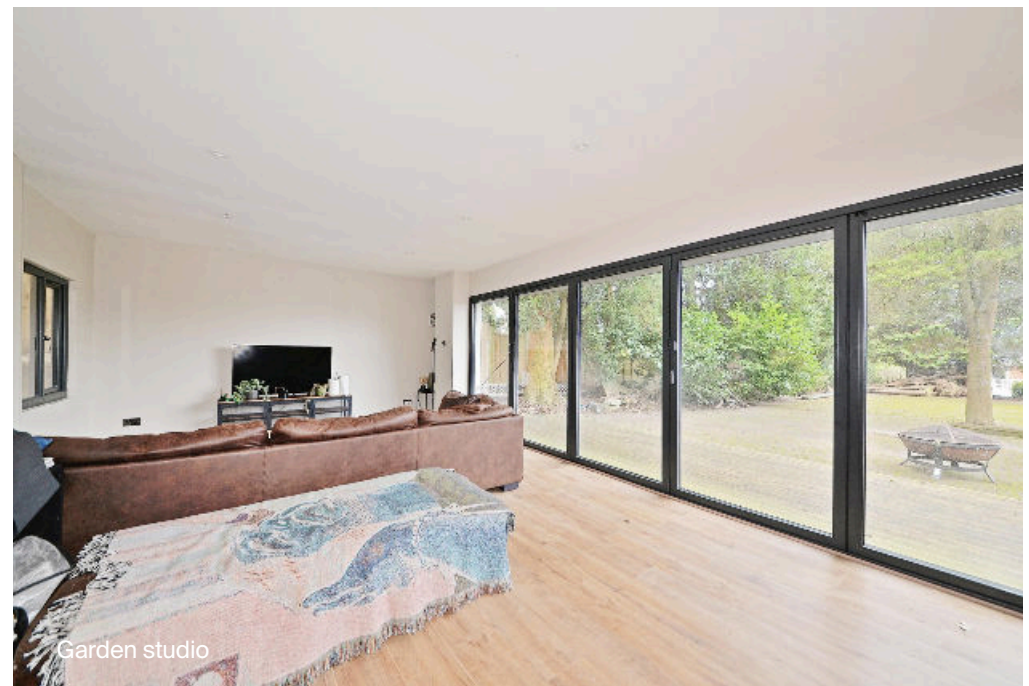
There is a lovely patio area next to the house, perfect for BBQs and al fresco dining in the summer months. With mature planted borders providing privacy the gardens are peaceful and relaxing.



Garden studio



Garden studio



Garden studio



Lawned garden



View back to the property



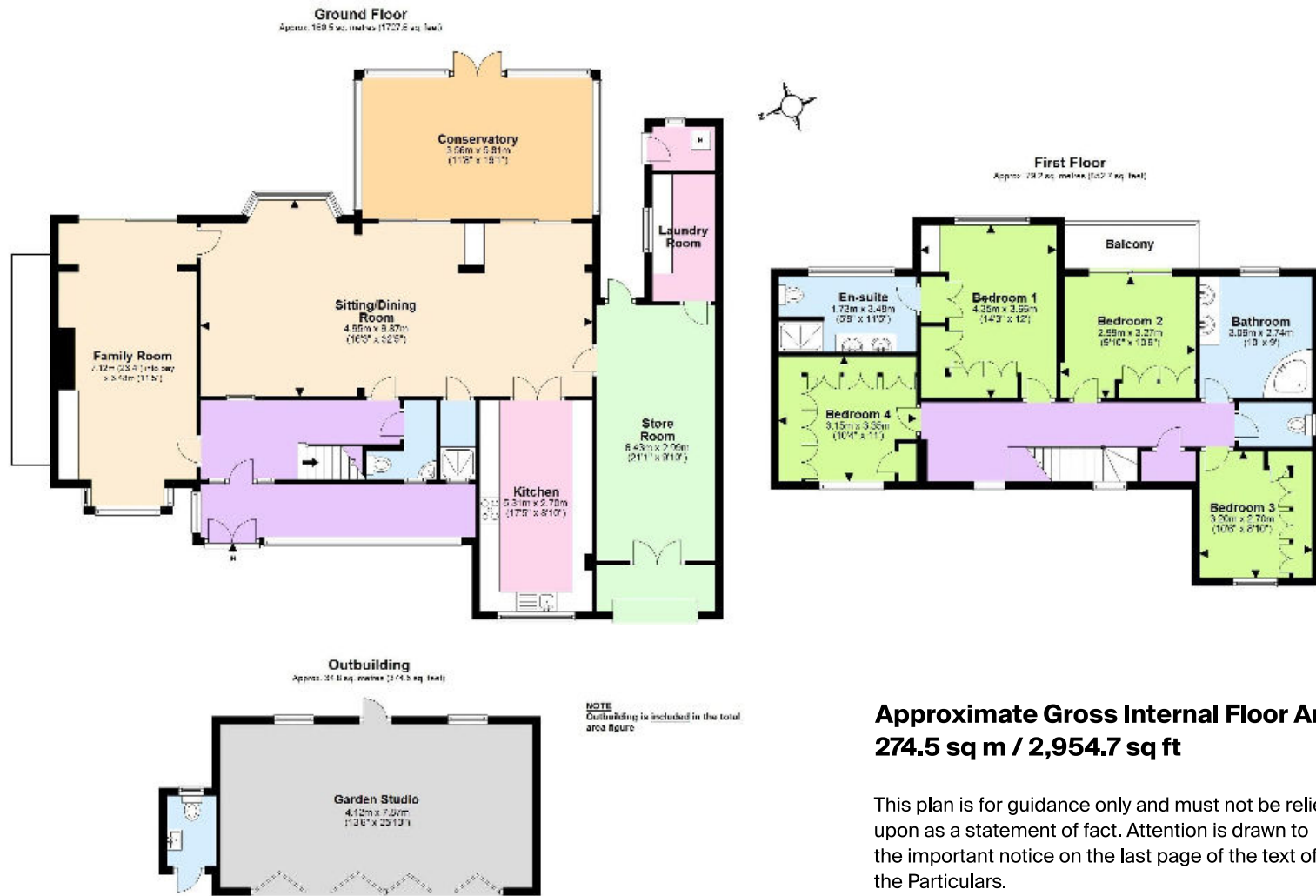
Garden studio patio



Garden studio patio terrace



Private and tranquil gardens.



**Approximate Gross Internal Floor Area
274.5 sq m / 2,954.7 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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