

# Beauchamp Road, B91



PROPERTY ADDRESS  
39 Beauchamp Road  
Solihull  
Warwickshire  
B91 2BU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tucked away in the corner of a quiet cul-de-sac just a short walk from Solihull Town centre, this stunning property has been thoughtfully refurbished to a very high standard throughout and benefits from large plot with 'in-out' drive, double garage and private, south facing garden.

Ideally located close to the excellent amenities Solihull has to offer, including the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There are several excellent schools close by plus a range of commuter links - Solihull Train Station provides direct services to both Birmingham and London and there is also easy access to the midland motorway network via junction five of the M42. Birmingham airport is also just a 10-minute drive.

This property would be ideal for downsizers looking to be close to Solihull Town Centre.

39 Beauchamp Road briefly comprises:

Welcoming entrance hall with oak effect flooring, storage cupboard and WC with toilet and wash hand basin. There is also access to room that would work equally well as another storage cupboard or small home office.

Reception Room (5.99 x 4.04) – large, bright and spacious living room with recessed spotlights, luxury deep pile carpet and sliding French doors to the patio and rear garden beyond.

Kitchen / Breakfast Room (6.45 x 2.97) – with newly fitted shaker style wall and base units in a contemporary blue colour, marble effect worktop, swan neck chrome tap with instant hot water, composite sink and a range of integrated AEG appliances, including: dishwasher, full height fridge/freezer, hob, extractor and double oven with built in grill and microwave functions.

Utility (2.21 x 2.11) – accessed via the garage or kitchen with white wall and base units, marble effect worktop and sink. There is also space for washing machine and tumble dryer.

Bedroom One (3.71 x 3.61) – large double bedroom to the rear of the property with luxury deep pile carpet.

Bedroom Two (3.71 x 2.90) – well-proportioned double bedroom to the front of the property with luxury deep pile carpet.

Bedroom Three (2.69 x 2.69) – third double bedroom to the side of the property with luxury deep pile carpet.

Bathroom – stylish bathroom suit with recessed spotlights, chrome heated towel rail, toilet, sink with vanity unit and huge walk-in shower with rainwater shower head. There is also full height contemporary tiling, which gives this wet room style bathroom a luxurious feel.

To the front of the property, there is a large 'in-out', block paved driveway providing parking for multiple cars, double garage with electric up and over door and low maintenance



gravelled borders, ideal for your seasonal flower pots.

To the rear of the property, there is a private, south facing garden with mature trees and shrubbery, lawn and newly laid patio area – perfect for entertaining friends and family during the warmer months.

Please note, the furniture in these images has been virtually staged.