

Beechmont

88 Jesson Road, Walsall, WS1 3BA



MARK BENTLEY



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A very well maintained thoughtfully enhanced and extended and most impressive 5 bedroom 5 bathroom 5 reception room gated freehold detached home with superb integral swimming pool complex and private gardens.

Almost 5,000 sq ft of accommodation.

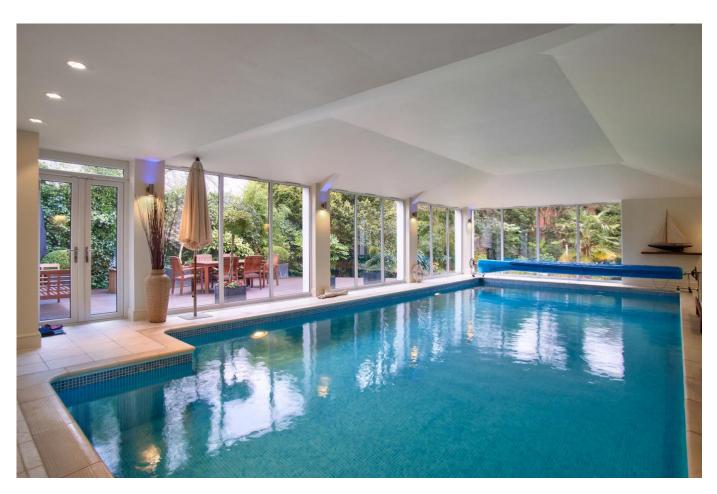
Beechmont offers a host of features that you will not find in your standard detached family home. Not only are there 5 bedrooms and 5 bathrooms but there are 5 reception room's including an elegant lounge, formal dining room, sitting room, snooker room and bar/entertaining room and there is a stunning integral swimming pool complex.

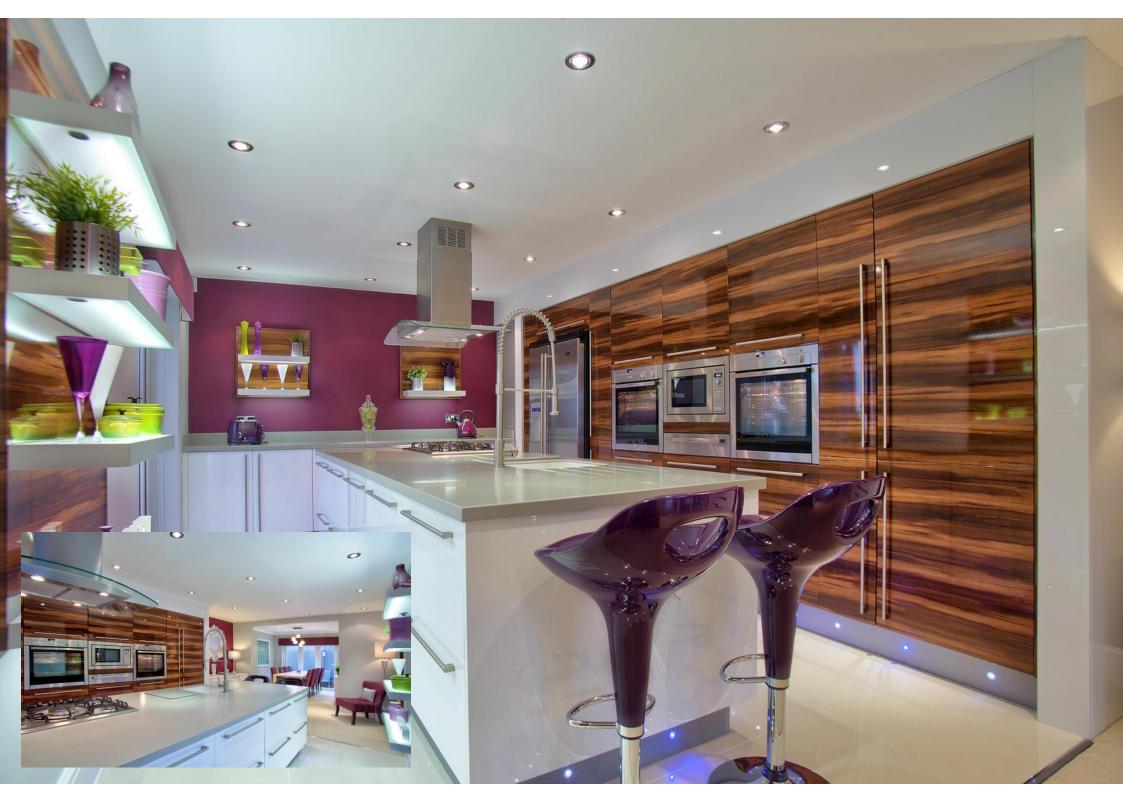
In addition there is a gorgeous 32' ft dining kitchen separate utility room and a fully fitted study/home office.

<u>Please note</u>: All the furnishings and furniture are included if required.

Beechmont sits behind two sets of electric double gates and a brick boundary wall with wrought iron railings and a full width tarmac drive providing parking space for approximately 7 cars.

Comprehensive shopping facilities are available at Walsall Town Centre. Walsall Cricket Club, Rugby Club and Golf Club are all within walking distance.





For the driving commuter Junction 7 of the M6, which includes access to the M5, is only 2 miles away as is Junction 9 of the M6.

Queen Mary's Grammar Schools for boy and girls are within easy reach.

Beechmont comprises:

Ground Floor

Feature Porch

Vestibule

Main entrance door and inner door to:

Welcoming Reception Hall

Doors to Lounge, Dining Room, Study, inner hallway and understairs store and stairs to first floor.

Elegant Lounge 6.14m x 4.13m

Feature fireplace and fire, built in display and storage cupboards and leaded light bay window facing front.

Formal Dining Room 4.51m x 3.70m

Feature fitted fire, built in display and storage cupboards and leaded light window facing front.

Study 3.70m x 2.76m

Comprehensively fitted with two work desks, storage cupboards and shelving and window facing side.

Inner Hall

Doors to Kitchen, Utility Room and Guest Cloakroom.

Guest Cloakroom

Wash basin, WC and window facing side.

Utility Room 3.70m x 1.88m

Fitted units, sink unit and door to side.

Super Dining Kitchen 9.84m x 3.58m

Comprehensive range of fitted units including full height cupboards with built in Neff appliances including microwave, warming drawer, two fan assisted ovens and Rangemaster fridge freezer. Central island with Corian work tops and sink, waterfall tap and five ring gas hob unit with extractor hood over and integrated dishwasher. There is ample space for a breakfast table and chairs, bi-fold doors to side decking and door to:









Sitting Room 4.58m x 3.28m

Feature fireplace, glazed doors to snooker room and glazed sliding doors to Swimming Pool.

Snooker Room 6.56m x 4.58m

Ample room for a full size snooker table and door to Bar Room.

Bar/Entertaining Room 5.74m x 4.16m

An excellent room for entertaining with a comprehensively fitted bar, door to snooker room and wide window overlooking the rear garden.

Swimming Pool Complex 16.48m x 6.84m

Superb 11m x 5m heated swimming pool with surrounding tiled area's including room for lounger's etc, air conditioning, sound system, glazed double doors to the extensive decking and rear garden and full height windows overlooking the rear garden.

Shower Room 2.52m x 2.08m

Shower cubicle, wash basin, WC and door to:

Plant Room

Housing the boiler, pump, filter, and air conditioning unit.

First Floor

Large Landing 10.39m max x 2.48m

Two windows facing side, doors to all bedrooms and main bathroom and hatch to large loft area.

Principal Bedroom 4.63m x 3.60m

Range of fitted wardrobes, storage cupboard, window overlooking the rear garden and door to:

En-Suite 3.24m x2.77m

Panelled bath, shower cubicle, pedestal wash basin, WC, tiled floor and wall and window facing rear.

Lobby from landing to:

Bedroom 2 5.34m into bay x 3.30m

Built in wardrobes and square bay window overlooking the rear garden.

En-Suite 2.07m x 1.63m

Panelled bath with shower fitting over, Wash basin and WC.

Bedroom 3 4.85m x 4.11m

Fitted Hammond wardrobes, two windows facing front and door to:

Jack & Jill En Suite Shower Room 2.02m x 1.77m (shared with Bedroom 4)

Shower cubicle, washbasin and window facing front.

Bedroom 4 3.54m x 3.41m

Comprehensive range of fitted wardrobes, two windows facing front and door to Jack & Jill En-Suite.

Bedroom 5 3.73m x 3.67m

Window facing side.

Family Bathroom 3.66m x 2.90m

Panelled bath, walk in shower, twin wash basins, WC, floor & wall tiling and window facing side.

Outside

Side Garage 7.22m x 2.48m

Double entrance doors and access to rear decked area.

Landscaped & Private South Facing Rear Garden

Large decked patio, shaped lawn with surrounding gravel path and feature central paved area with box hedging and palm tree, a variety of shrubs and screening hedging and trees.

General Information

Tenure: Freehold

Council Tax Band: G

EPC Band: D

Fixtures, Fittings and Furnishings: Available to be purchased by separate negotiation or as part of the overall agreed purchase price.

Viewing: Call Mark Bentley on 07768 035 065 or 0121 353 6212 Or email on mark.bentley@exp.uk.com



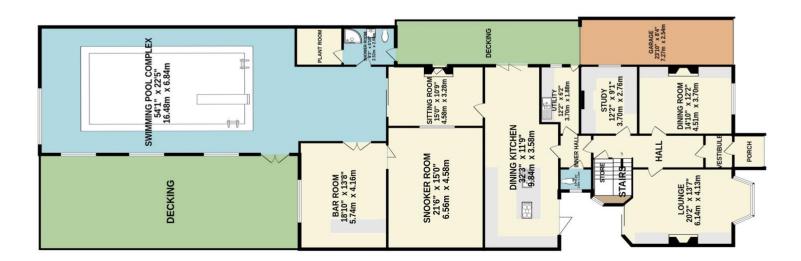












5 BED 4 BATH 5 RECEPTION ROOM FREEHOLD DETACHED HOUSE

accuracy of the floorplan contained here, measurements proportionate and no responsibility is taken for any error, that purposes only and should be used as such by any appliances shown have not been tested and no guarantee or efficiency can be given.

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