



24 Beaumont Road

Bournville, Birmingham, B30 2DY

Offers Over £425,000



SIMPLY BEAUTIFUL FIVE BEDROOM PERIOD HOME! This is an exquisite, enlarged, five bedroom period home which is beautifully presented throughout with a superb blend of modern additions whilst still retaining a wealth of period details. You couldn't be better placed for all the area has to offer being only a short walk to Bournville train station with it's excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. The house itself offers the following; fore garden with period front door and pretty front garden, entrance vestibule, impressive entrance hallway with feature tiling, living room with bespoke storage and bay window, dining room with French doors and opening up into a wonderful, bright and airy re-fitted contemporary kitchen with garden views and access. To the first floor there are two good double bedrooms, further good size single bedroom / office and a contemporary bathroom. A further staircase then rises up to the top floor loft conversion with a stunning main bedroom suite with dressing area and en-suite shower room and a further good size fifth bedroom. This is beautiful home, ready to move into!



Approach

This beautifully presented, five bedroom period terrace home is approached via a mature front fore garden with low level wall and decorative flowerbeds and hedgerows to all borders and steps leading to a hardwood stained glass leaded light front entry door with original single glazed window above opening into:

Entrance Hallway

With tiled floor covering, cornice to ceiling, ceiling light point and glazed interior door with above window opening into:

Main Hallway

With further tiled floor covering, central heating radiator, ceiling light point, cornice to ceiling, stairs giving rise to the first floor landing and contemporary interior doors opening into:

Front Reception Room

9'11" to recess x 14'10" into chimney breast recess (3.03 to recess x 4.54 into chimney breast recess)

With inset storage and shelving to chimney breast alcove, cornice to ceiling, ceiling light point, double glazed bay window to the front aspect, contemporary skirting boards and central heating radiator.

Open Plan Dining/Kitchen

14'0" x 13'3" (4.27 x 4.06)

With dining area with laminate wood effect floor covering, recessed spots to ceiling, double glazed French doors with an accompanying above window giving access to the side return with raised decking area, central heating radiator, feature shelving to chimney breast and open walkway into:

Contemporary Kitchen Area

16'11" x 6'9" (5.17 x 2.07)

With a superb array of contemporary wall and base units

with wooden edgings and work surfaces, space facility for washing machine and integrated four ring burner gas hob with integrated oven and in-built extractor over, integrated dishwasher, one and a half bowl sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, space facility for an American style fridge freezer and tumble dryer, continued laminate wood floor covering, double glazed French doors giving views and access to the rear garden and wall mounted contemporary column radiator.

Rear Garden

From the French doors in the dining room or kitchen which gives access out to an initial raised decking area with panel fencing and steps leading to up to in-built patio with raised sleepers with mature flowerbeds, fully stocked with plants and shrubs. Patio area leads onto main garden area being made up of mainly mature lawn with a mixture of panel fencing and hedgerows to borders and also incorporating raised flowerbeds and hard-standing for a garden shed along with wooden rear access gate.

First Floor Accommodation

From hallway turning staircase gives rise to the top floor landing with recessed spots to ceiling, central heating radiator, further staircase with decorative balustrade gives rise to the top floor and oak interior doors opening into:

Bedroom One

12'6" x 13'4" to recess (3.83 x 4.07 to recess)

With two double glazed windows to the front aspect, two central heating radiators and ceiling light point.

Bedroom Two

10'9" x 10'2" to recess (3.29 x 3.12 to recess)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Contemporary Bathroom

4'9" x 8'7" (1.45 x 2.64)

With wall hung wash hand basin with hot and cold mixer tap and under sink storage, hidden cistern WC with in-built storage, p-shaped contemporary panel bath with glass shower screen and rainfall effect mains shower and hot and cold mixer tap, frosted double glazed window to the side aspect, contemporary tiling to walls and floor, recessed spots to ceiling and wall mounted heated chrome towel rail.

Bedroom Three

9'8" max x 7'9" max (2.95 max x 2.37 max)

With vaulted ceiling with double glazed Velux roof light to side aspect, recessed spots to ceiling, further double glazed window to the rear aspect and central heating radiator.

Top Floor Accommodation

10'1" x 12'2" (3.09 x 3.73)

From the first floor landing turning staircase gives rise to the top floor landing with recessed spots to ceiling and oak interior door opens into a superb main bedroom suite with recessed spots to ceiling, double glazed window to the rear aspect, central heating radiator and open walkway into:

Dressing Area

5'8" x 7'2" (1.74 x 2.2)

With frosted double glazed window to the side aspect, recessed spots to ceiling, further central heating radiator and interior door opens into:

En-Suite Shower Room

3'5" x 6'11" (1.05 x 2.13)

With walk-in shower with Triton electric shower over,

recessed spots to ceiling, wash hand basin on vanity unit with hot and cold mixer tap and underneath storage, push button hidden cistern WC, fully contemporary tiling to splash backs and floor, two double glazed windows to the rear aspect, ceiling mounted extractor and wall mounted heated chrome towel rail.

Bedroom Five

13'4" with restricted head height x 13'2" max x 71 (4.08 with restricted head height x 4.02 max x 21.6)

With two double glazed Velux roof lights to the front aspect, recessed spot to ceiling, double in-built cupboards giving eaves storage space and central heating radiator.



