



28 Beech Road

Bournville, Birmingham, B30 1LJ

Offers In The Region Of £675,000



LOVELY EXTENDED FOUR BEDROOM HOME IN ONE OF THE AREAS MOST SOUGHT-AFTER LOCATIONS! Located on one of Bournville's most sought after roads within the BVT conservation area is this lovely four bedroom, extended period semi-detached property which offers excellent accommodation and a quite superb rear garden which includes a mini orchard! Perfectly positioned in the heart of Bournville only being a short stroll to the end of the road into Bournville park and the historic village green with all of its excellent amenities but also ideal for the local schools including the village primary, Cadbury's and the various commuter links offered via Bournville train station to the QE Hospital, University of Birmingham and City Centre. This quite delightful home offers the following accommodation; mature fore-garden and driveway, entrance porch, entrance hallway, dining room, extended living room, breakfast room, kitchen extensions, summer room, garage, guest cloakroom and a wonderful mature rear garden with patio and miniature orchard. To the first floor there are two main double bedrooms and a third double bedroom with further living room, family bathroom and further staircase gives rise the top floor fourth bedroom. To arrange your viewing of this wonderful family home in this perfect location please contact our Bournville sales team. EPC Rating D and Council Tax Band E.



Approach

This well presented and much improved prime Bournville four bedroom semi detached family home is approached via a mature front fore garden with fore lawn with decorative flower beds to borders and a selection of mature plants, trees and shrubs with step leading up to a hardwood double glazed front entry door with semi circular window above accompanying side double glazed windows opening into:

Porch

With parquet wooden floor covering, wall mounted built-in storage cupboard housing the electric fuse board, ceiling light point and stripped wood double glazed interior door with frosted double glazed windows an accompanying frosted single glazed window to side opening into:

Entrance Hall

With hard wood wooden floor covering, ceiling light point, wall mounted decorative plate rail, decorative balustrades with turning staircase give rise to the first floor landing, under stairs storage cupboard and interior doors opening into:

Extended Living Room

19'6" x 11'2" (5.94 x 3.40)

Accessed from the hallway with hardwood exposed floor covering, central heating radiator, two ceiling light points, cornice to ceiling, double glazed sliding patio doors giving access to the rear garden, inset modern gas fire with contemporary surround and wooden mantle piece and in-built shelving to alcove.

Dining Room

13'9" x 12'2" (4.19 x 3.71)

With double glazed bay window to the front aspect, ceiling light point, decorative picture rail, central heating radiator and inset gas fireplace with decorative tiled surround and wooden mantle piece.

Guest Cloak Room

3'2" x 5'10" (0.97 x 1.78)

With hardwood wooden floor covering, wall mounted wash hand basin, push button low flush WC, ceiling light point, wall mounted extractor and tiling to splash backs.

Breakfast Room

9'9" x 7'7" (2.97 x 2.31)

Via glazed interior door with step leading down to the breakfast room with feature exposed brick chimney breast, recessed spots to ceiling, tongue and groove panelling to ceiling, central heating radiator, decorative picture rail, single glazed window and accompanying hardwood door with single glazed window opening into sun room and exposed brick archway through to:

Kitchen

12'2" x 9'3" (3.71 x 2.82)

With a selection of wall and base units incorporating display units with under cupboard lighting, integrated slimline dishwasher, integrated fridge, integrated Hotpoint oven and four ring burner gas hob with in-built extractor over, triple double glazed windows overlooking rear garden, patio and sun room, recessed spots to ceiling and tiled floor.

Sun Room

8'10" x 10'0" (2.69 x 3.05)

From the breakfast room steps lead into sun room with double glazed wooden door giving access into the garage with an accompanying side window, wall mounted light point, triple glazed polycarbonate roof and interior door opening into:

Passageway

Providing useful storage space, being covered and dry, tiled floor covering and access to UPVC frosted double glazed door gives access to the rear garden.

Garage

15'2" x 8'5" (4.62 x 2.57)

With double opening wooden front doors incorporating glazed displays, wall mounted Vailiant central heating boiler, strip ceiling light point,, wall mounted gas meter and also includes a laundry room with wall mounted cupboards.

First Floor Accommodation

Via stairs from the entrance hall stairs gives rise to the first floor landing with wooden double glazed window to the side aspect, further staircase giving rise to the top floor and interior door opening into:

Bedroom One

12'10" x 12'3" (3.91 x 3.73 (3.92 x 3.74))

With double glazed wooden framed window to the rear aspect, central heating radiator and two ceiling light points.

Bedroom Two

11'7" x 12'4" (3.53 x 3.76 (3.54 x 3.75))

With central heating radiator, double glazed window to the front aspect and two ceiling light points.

Bedroom Three/Office/Dressing Room

7'11" x 9'6" (2.41 x 2.90)

With double glazed wooden framed window to the side aspect, ceiling light point, exposed wooden floor covering, central heating radiator and arched open walkway through to:

Office/Nursery/Bedroom Area

8'6" x 9'3" (2.59 x 2.82)

With dual aspect views with double glazed windows to side and rear respectively, ceiling light point and central heating radiator.

Bathroom

6'9" x 7'1" (2.06 x 2.16 (2.05 x 2.15))

With a jacuzzi panel bath with mains power shower over, wall mounted wash hand basin with hot and cold mixer, push button low flush WC, fully tiled to all walls, tiled effect floor covering, wall mounted heated chrome towel rail, frosted single glazed window to the front aspect and recessed spots to ceiling.

Top Floor Accommodation

Via stairs from the first floor landing gives rise to the top floor landing with ceiling light point, single glazed window to the side aspect and interior door opening into:

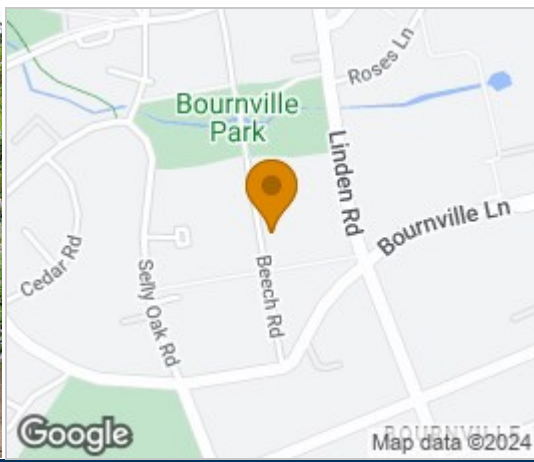
Bedroom Four

With two Velux double glazed roof lights to rear garden, ceiling light point, four in-built storage cupboards to eaves, walk-in airing cupboard and central heating radiator.

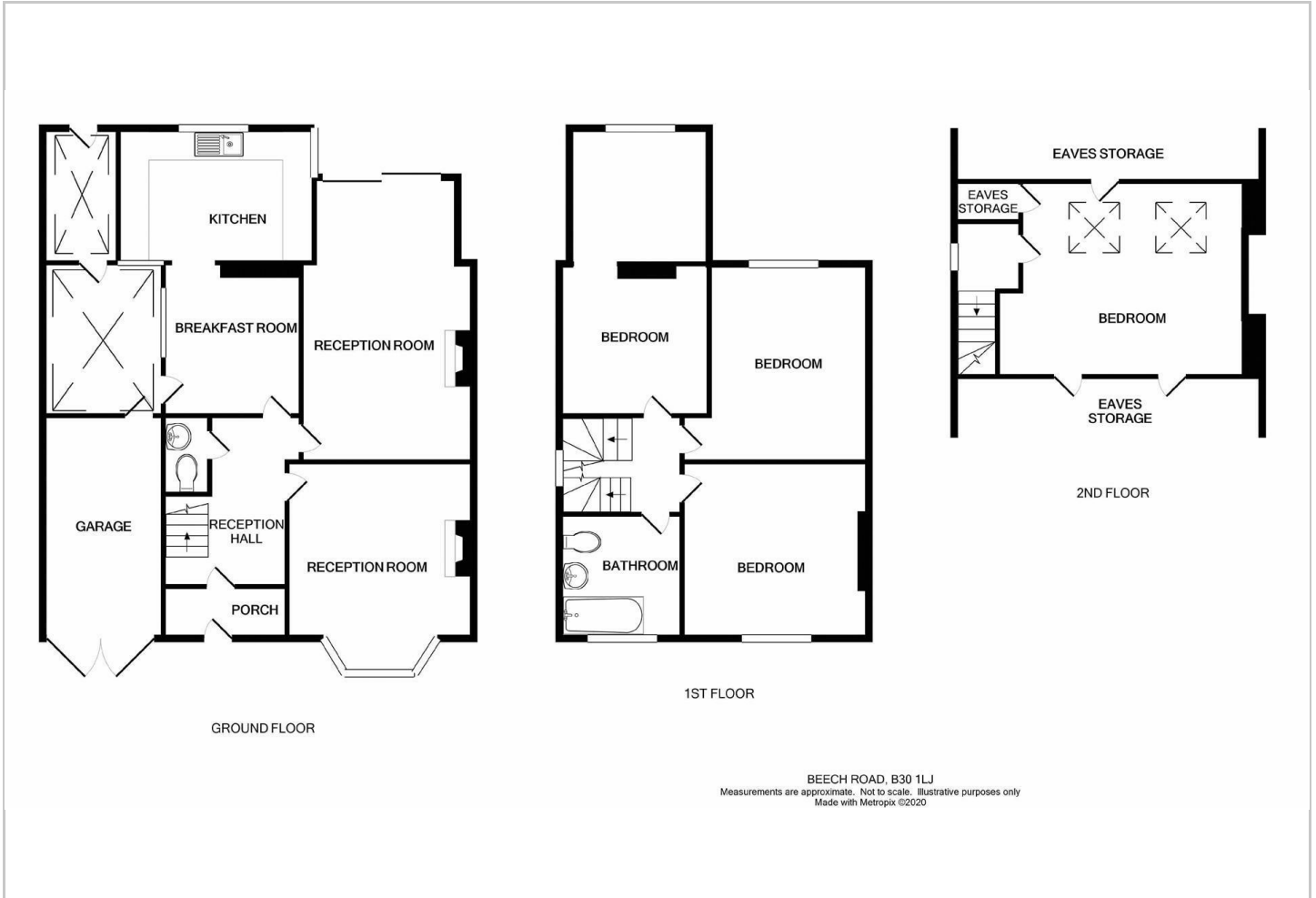
Rear Garden

Accessed from the side access way or rear living room extension with raised patio area leading to well maintained mature garden with well manicured lawns and a varied selection of sculptured flower beds housing a varied selection of mature plants and shrubs, also incorporating garden pond with water fountain and a meandering pathway leads to further sculpture lawn area and gate and wooden fence which leads down to rear garden area. With further patio areas, pitch roof summerhouse, greenhouses, raised flowerbeds and mini orchard with a selection of fruit trees and rear garden with further space for a vegetable patch and further pitch roof garden shed.





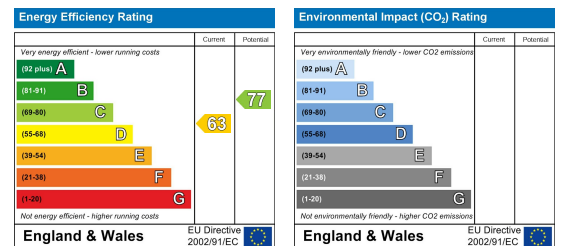
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.