



## 158 Beaumont Road

Bournville, Birmingham, B30 1NY

Offers Over £375,000



**\*A QUITE SUPERB AND STYLISH THREE BEDROOM TERRACE HOME IN PRIME LOCATION!\*** Located on this much sought-after Beaumont Road is this lovely, three bedroom period home which offers lots of character features with a blend of contemporary stylish additions! Such a great location being just a short stroll into Rowheath Park and Pavilions, ideal for the in-demand local schools, excellent commuter links via nearby Bournville train station and also well placed for nearby Stirchley, Cotteridge and of course the historic Bournville Village Green! The house itself is nicely presented and updated throughout and offers the following; pretty fore garden, entrance vestibule with tiling opening to the main hall with continued wood floor, open plan living and dining room, good size modern breakfast kitchen, conservatory and a landscaped, mature rear garden. To the first floor you have an excellent main bedroom with two further bedrooms and a modern family bathroom. To book your viewing please call our Bournville sales team. EPC Rating E and Council Tax Band

C.



### Approach

This beautifully presented and modernised period terrace home is approached via front low level brick walling leading to a low maintenance front fore garden with a pretty selection of plants and flowering shrubs then steps leading up to a painted hardwood front entry door complete with double glazed leaded light stained glass window above opening into:

### Entrance Vestibule

With contemporary tiled floor, wall mounted electric fuse box and hardwood interior door opening into:

### Open Plan Living/Dining and Stairwell

30'5" into bay x 14'2" to recess (9.28 into bay x 4.33 to recess)

With light hardwood floor covering, refitted staircase with balustrades giving rise to the first floor, wall mounted light point, cornice to ceiling, decorative archway with plaster corbels and open walkway into living/dining area. With double glazed bay window to the front aspect, continued light hardwood floor covering, inset Victorian style tiled cast iron fireplace with wooden mantle piece and surround and in-built mirror, ceiling light point with ceiling rose, cornice to ceiling, decorative picture rail, floor mounted contemporary Victorian style radiator, in-built meter cupboards and walkway into dining area. With continued light wood floor covering, picture double glazed floor to ceiling giving rear views, ceiling light point with ceiling rose, cornice to ceiling, picture rail and decorative archway with raised tiled hearth with

inset and space facility for an electric log burning stove, further Victorian style radiator and open walkway into:

### Inner Lobby Area

With continued light hardwood floor covering, recess spotlighting, double opening Louvre door opens into under stairs storage cupboard and further internal door opening into:

### Kitchen

18'2" x 9'0" (5.55 x 2.75)

With a superb array of cream fronted matching wall and base units with quartz work surfaces, inset Belfast sink with hot and cold mixer tap, double glazed window to the side aspect, contemporary tiling to splash-backs, space facility for washing machine and American style fridge freezer, integrated five ring burner gas hob with quartz/granite splash-back, inset stainless steel extractor fan, integrated Bosch oven and grill, integrated dishwasher, two wall mounted light points, recessed spots to ceiling, wall mounted contemporary radiator, wall mounted shelving, tiled floor covering and UPVC double glazed door and side window giving access into:

### Conservatory

10'0" x 8'11" (3.05 x 2.72)

With double glazed windows to the rear and side respectively incorporating double glazed door giving access to the side return, space for tumble dryer and continued tiled floor covering with wet system under floor heating.

## Rear Garden

Being accessed from the rear conservatory leads to a block paved side return patio with then steps leading up to the main garden area with a superb rear patio with decorative flowerbeds to borders incorporating plants and shrubs and then sleeper steps leading up to the rear garden area being mainly laid with mature lawns with further decorative flowerbeds borders and in-turn leading to rear garden area being block paved for patio with hard-standing for pitch roof garden shed, garden further incorporating rear access gate and being finished with panel fencing to all borders.

## First Floor Accommodation

A refitted staircase with decorative brass balustrade gives rise to the first floor landing with hardwood floor covering, over stairs storage cupboard, central heating radiator, two wall mounted light points, loft access point being fully boarded with plentiful storage space with Velux roof lights and internal doors from the landing opening into:

### Bedroom One

13'2" x 14'1" (4.03 x 4.3)

With two double glazed windows to the front aspects, cornice to ceiling, ceiling light point, central heating radiator, hardwood floor covering and two wall mounted light points.



### Bedroom Two

14'3" x 8'4" (4.35 x 2.56)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, continued hardwood floor covering and cornice to ceiling.

### Re-Fitted Contemporary Bathroom

5'6" x 6'8" (1.7 x 2.05)

With wash hand basin on vanity unit with hot and cold mixer tap and under sink storage cupboard, hidden cistern push button WC, Victorian style painted wall mounted radiator, frosted double glazed window to the side aspect, contemporary tiling to all walls, two wall mounted light points, recessed spots to ceiling, contemporary bath with glass shower screen with mains double shower over and hot and cold mixer tap, wall mounted extractor and hexagonal feature tiled floor covering.

### Bedroom Three

10'7" x 8'5" to recess (3.25 x 2.59 to recess)

From hallway door with inset stained glass opens into bedroom with double glazed window to the rear aspect, central heating radiator, hardwood floor covering, ceiling light point and in-built boiler cupboard housing Worcester Bosch combination boiler.





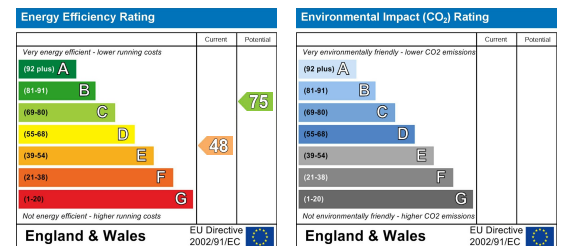
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.