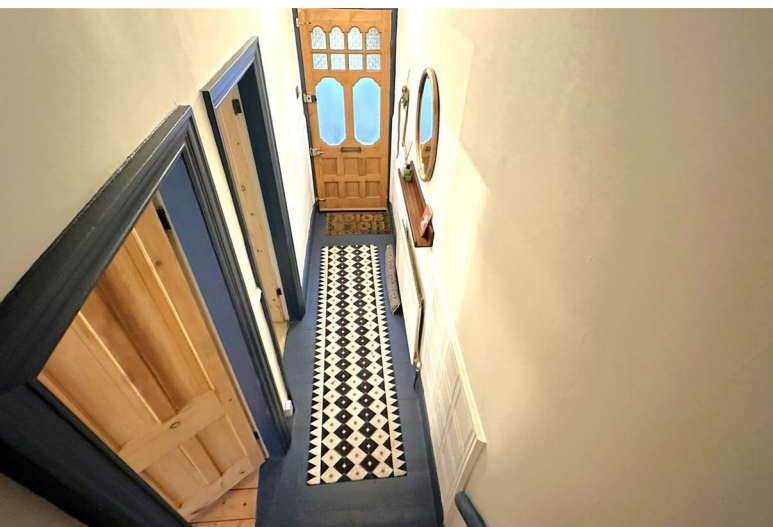




## 199 Beaumont Road

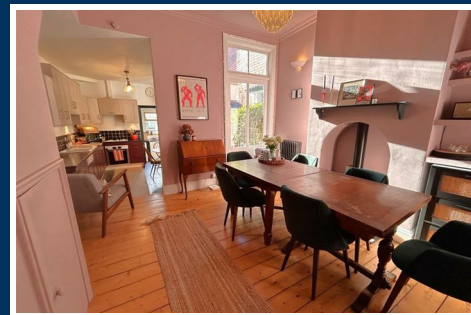
Bournville, Birmingham, B30 1NU

Offers Over £425,000





**\*SIMPLY BEAUTIFUL FOUR BEDROOM PERIOD HOME!\*** This is an exquisite, four bedroom period home which is beautifully presented throughout with a lovely blend of modern additions whilst still retaining a wealth of period details that the owners have painstakingly added with superb detail. You couldn't be better placed for all the area has to offer being only a short distance to Bournville train station with it's excellent commuter links and also having Rowheath Park and Pavilions 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, entrance vestibule, impressive entrance hallway with feature tiling and paneling, living room with bespoke storage, in-built shutters and open fire and rear dining room with log burner and French doors, wonderful bright and airy, enlarged breakfast - kitchen, utility room and a landscaped rear garden with garage and rear access. To the first floor there are two good double bedrooms, further good size single bedroom and a re-fitted bathroom. A further staircase then rises up to the top floor loft conversion with a separate shower room and a dual aspect fourth bedroom with picture windows with lovely rear views. To book your viewing please call our Bournville sales team! Council Tax Band C.



#### Approach

This charming and well-presented four-bedroom mid-terrace home is accessed via a shared front pathway, leading to a low-maintenance fore garden with decorative shrubs and hedgerows. A pathway guides you to the pitched-roof storm porch, featuring an original hardwood front door with beautiful leaded light and stained glass, along with a matching overhead window, opening into:

#### Vestibule

With ceiling light point, wall mounted electric fuse box, original Minton tiling floor covering and original style hardwood door with feature glazed insets opening into:

#### Hallway

With cornice to ceiling, decorative paneling effect to half wall height with decorative dado rail, stairs giving rise to first floor landing, exposed wooden flooring, ceiling light point and stripped pine internal doors opening into:

#### Front Reception Room

Featuring a refurbished double-glazed sash bay window with shutters, this elegant living space includes a functional cast iron open fire with a slate-tiled hearth. Additional period details include in-built alcove shelving, a decorative ceiling rose with a central light point, cornicing, a picture rail, and a central heating radiator..

#### Dining Room

13'0" x 13'9" (3.96m x 4.19m)

From hallway stripped pine interior door and step leads down into the dining room with with double glazed French door with accompanying window above giving access to side return and garden, exposed refurbished wooden floor covering, ceiling light point, inset log burning stove with slate tiled hearth, two wall mounted light points, central heating radiator, door opening into under stairs storage area and open walkway a step leading down into:

#### Breakfast Kitchen

10'2" (into bay) x 13'1" (3.10m (into bay) x 3.99m)

With step leading down into kitchen/diner with double glazed bay window to the side aspect and kitchen comprising a selection of bespoke, painted shaker style wall and base units with roll edge work surface, integrated Bosch dishwasher, integrated one and a half ceramic sink and drainer with hot and cold mixer tap, tiling to splash backs, integrated oven with four ring burner gas hob with in-built extractor, ceiling light point, central heating radiator, tiled flooring and open walkway and step leading down into:

#### Utility

8'9" x 5'11" (2.67m x 1.80m)

With a further selection of wall and base units, integrated stainless steel sink and drainer with hot and cold taps, tiling to splash backs, space for washing machine, floor mounted Worcester boiler, space facility for fridge freezer, wooden framed double glazed window to the rear aspect with further wooden framed double glazed door and accompanying double glazed window giving access to the rear garden, tiled flooring and ceiling light point.

#### Split Level Landing

From hallway stairs with decorative balustrades gives rise to the first floor landing with recessed spotlights to ceiling, further staircase with decorative balustrades gives rise to the top floor and stripped pine internal doors opening into:

#### Bedroom One

14'3" (into bay) x 11'11" (to front of wardrobes) (4.357 (into bay) x 3.640 (to front of wardrobes))

With a selection of in-built bedroom furniture with wardrobes and storage space, feature double glazed sash bay window to the front aspect, central heating radiator and ceiling light point with ceiling rose.

#### Bedroom Two

13'1" x 8'1" (3.99m x 2.46m)

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

#### Bedroom Three

11'10" x 8'8" (3.61m x 2.64m)

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

#### Re-Fitted Bathroom

5'5" x 7'8" (1.65m x 2.34m)

With panel bath with glass screen and mains power shower over and hot and cold mixer tap, frosted double glazed sash window to the side aspect, low flush WC, wash hand basin on vanity unit with hot and cold mixer tap, Victorian style low level central heating radiator, tiling to all splash backs, feature flooring, ceiling mounted spotlights and wall mounted extractor.

#### Second Floor

From first floor landing turning staircase gives rise to the top floor split level landing with double glazed Velux window to front aspect, recessed spots to ceiling and interior door opening into:

#### Shower Room

5'7" x 5'9" (max) (1.709 x 1.774 (max))

The top floor shower room offers a frosted double glazed window to the rear aspects, low flush wc, wash hand basin on pedestal with hot and cold taps, double walk-in shower, tiling to splash backs, central heating radiator, slate style tiled floor covering and in-built shelving to alcoves.

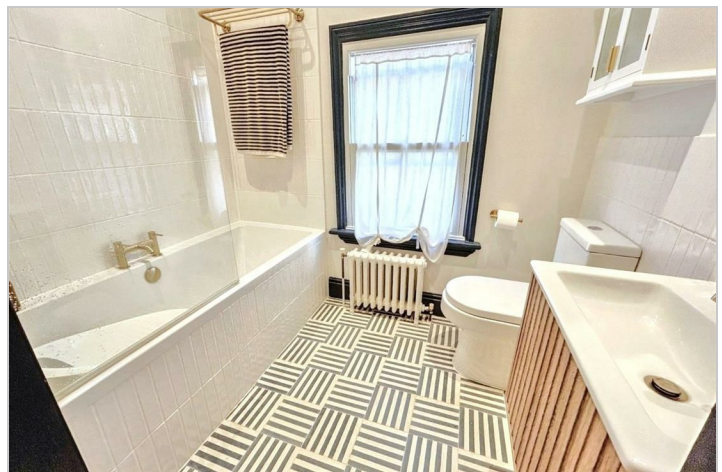
#### Bedroom Four

17'0" (max) x 6'0" (min) / 12'6" (max) (5.186 (max) x 1.835 (min) / 3.831 (max))

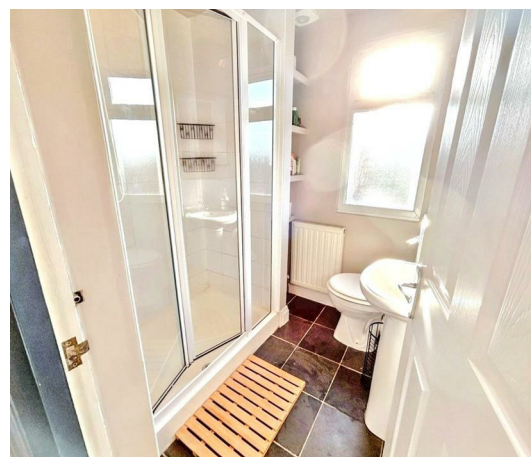
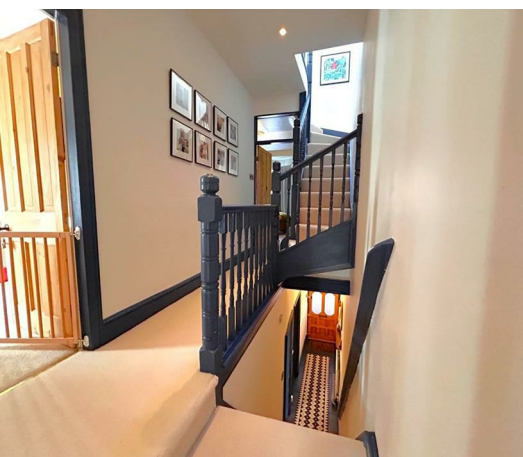
Front the top floor landing a further door opens into bedroom four offering a double glazed dormer window gives excellent rear views, central heating radiator, further recessed spots to ceiling, central heating radiator, further double glazed Velux roof light to front aspect and storage to eaves space.

#### Garden

Accessible from the utility room or dining area, a brick pathway leads to a courtyard with a pergola and storage sheds. This connects to a raised patio with flowerbeds and hedgerows, followed by steps down to a mature lawned garden. Further steps lead to an intermediary garden with a lawn, patio, and shared access to the front of the property. At the rear, another lawned garden with flowerbeds and trees extends to a pitched-roof garage, accessed via a rear service road. The garage offers ample storage and potential for a home office or workshop.







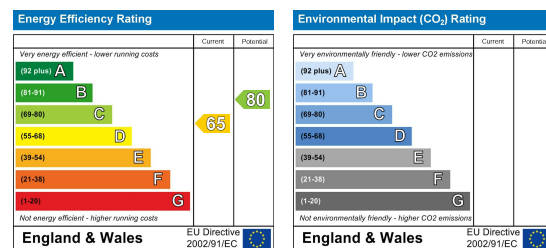
## Floor Plan



## 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.