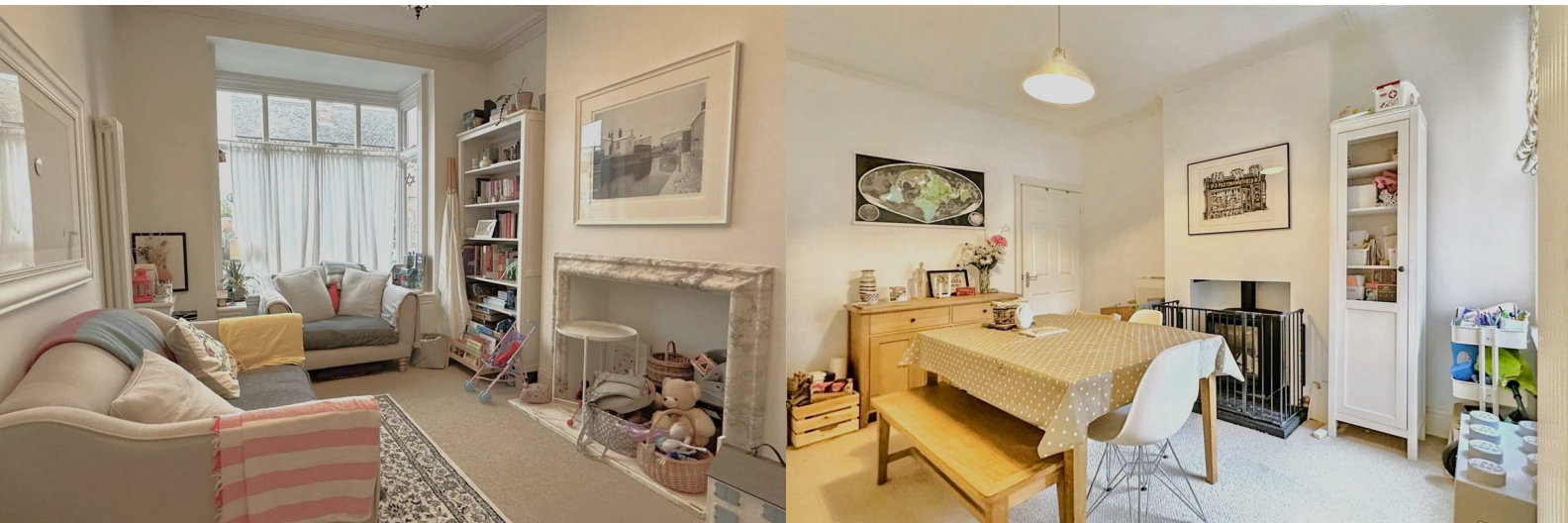




## 16 Beaumont Road

Bournville, Birmingham, B30 2DY

**Offers Over £350,000**

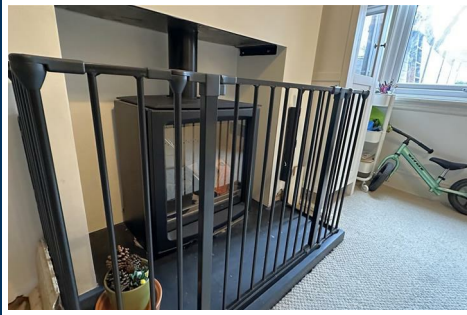




# 16 Beaumont Road

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## Offers Over £350,000



### Approach

This nicely presented three bedroom mid terrace property is approached via a mature front fore garden with steps and pathway leading up to a vestibule area with ceiling light point, tiled flooring and composite front entry door with double glazed window above opening into:

### Hallway

With stairs giving rise to the first floor landing, ceiling light point, cornice to ceiling and interior door opening into:

### Front Reception Room

14'7" to bay x 9'7" to recess (4.45 to bay x 2.93 to recess)

With double glazed bay window to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, Victoria style radiator, two wall mounted column radiators and feature recess to chimney breast with marble effect surround and hearth.

### Dining Room

10'3" x 13'6" (3.14 x 4.14)

With double glazed window to the rear aspect, wall mounted contemporary column radiator, inset log burning stove on raised slate hearth, cornice to ceiling, door opening into under stairs storage cupboard and ceiling light point.

### Kitchen

15'3" x 7'7" (4.66 x 2.33)

From hallway step leads into a re-fitted contemporary kitchen with a selection of contemporary white fronted matching wall and base units with integrated Smeg double oven, integrated Scott Seren induction

hob with in-built Smeg extractor over, space facility for tumble dryer, washing machine and dishwasher, inset contemporary sink with hot and cold contemporary mixer tap, double glazed windows to the rear aspect and side respectively, work surfaces, space facility for fridge freezer, frosted double glazed door with accompanying double glazed above window giving access to the side return, ceiling light point and wall mounted contemporary column radiator.

### First Floor Accommodation

From hallway turning staircase with balustrades gives rise to the first floor landing with cornice to ceiling, loft access point, two ceiling light points and interior doors open into:

### Bedroom One

13'5" to recess x 12'6" (4.11 to recess x 3.83)

With two feature double glazed sash windows to the front aspect, two level Victorian style radiators, cornice to ceiling and ceiling light point.

### Bedroom Two

11'1" x 10'5" (3.4 x 3.2)

With double glazed window to the rear aspect, wall mounted contemporary column radiator, opaque window to landing, cornice to ceiling and ceiling light point.

### Bedroom Three

7'8" x 10'2" max (2.36 x 3.1 max)

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

## Bathroom

5'10" x 4'11" (1.78 x 1.52)

With frosted double glazed window to the side aspect, panel bath with hot and cold mixer tap, shower attachment and electric shower over, low flush WC, wash hand basin on vanity unit with under sink storage, fully tiled to all walls and ceiling light point.

## Rear Garden

With side return being block paved leading to a initial patio area and further block paved step leads up to

the main garden being laid mainly with mature lawn with low level hedging to boundaries and rear raised patio to rear garden with wooden access gate to shared access.



Road Map



Hybrid Map



Terrain Map



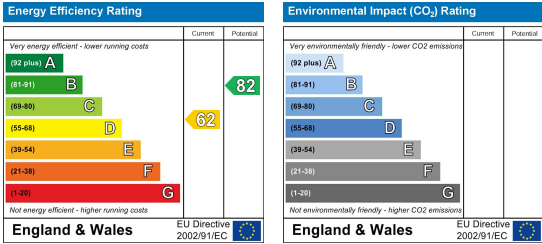
Floor Plan



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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