



139 Beaumont Road
Bournville, Birmingham, B30 1NT

Offers Over £550,000

WOW! A Stunning Four Bedroom Extended Family Home – Offered with No Onward Chain - Welcome to this truly exceptional four-bedroom, three-storey semi-detached home, thoughtfully extended and beautifully modernised throughout. Set in a highly sought-after location, this superb property delivers outstanding family living space with a finish and attention to detail that's second to none.

Perfectly positioned to take advantage of all the area has to offer, you'll find yourself just moments from highly regarded local schools, excellent transport links including Bournville train station, an abundance of green spaces, and the vibrant communities of Bournville, Stirchley and Cotteridge — all on your doorstep. As you arrive, the property offers a welcoming frontage with driveway and off-street parking. Step inside and you're greeted by a stylish entrance hallway, complete with elegant herringbone flooring that flows throughout the ground floor.

To the front sits a cosy yet refined living room, while to the rear, the true heart of the home unfolds — an exquisite open-plan kitchen, dining and living space that has been expertly designed and extended to create the perfect hub for modern family life. This space is further complemented by a separate utility room, a guest WC, and a beautifully landscaped, tiered rear garden offering a peaceful retreat. On the first floor, you'll find two generous double bedrooms, a further well-sized third bedroom, and a chic, contemporary family bathroom. But it's the top floor that truly takes this home to another level — a breathtaking principal suite complete with a dressing area and a luxurious, magazine-worthy en suite bathroom.

Offered with no onward chain, homes of this calibre and in this location rarely come to market. Early viewing is highly recommended — please contact our Bournville team to arrange your appointment.



Approach

This beautifully presented, three-storey four-bedroom semi-detached residence is set behind a smart brick-paved driveway, providing convenient off-street parking. Mature hedgerows and a charming low-level water feature define the front boundary, offering privacy and kerb appeal. A wooden side gate offers useful access to the rear, while a traditional storm porch sits elegantly above the hardwood glazed front door. The entrance is further enhanced by a frosted double-glazed lattice-effect window, creating a warm and inviting welcome as you step inside.

Entrance Hallway

The entrance hallway features herringbone wooden flooring, a central heating radiator, and two ceiling light points. Stairs with balustrading rise to the first floor, and an oak door opens to a useful under stairs cupboard housing the Ideal logic combi boiler, a frosted double-glazed window to the side adds natural light, while the original-style red quarry tiled floor in the storage area brings a touch of character. Further oak internal door opens into;

Front Reception Room

11'01" x 14'0" (3.38m x 4.27m)

The herringbone wooden flooring continues into the front reception room, which is warmed by a central heating radiator and filled with natural light from a double-glazed bay window to the front. A characterful inset log-burning stove sits on a raised slate hearth, creating a cosy focal point. Additional features include a picture rail and a ceiling light point. From the hallway a further oak internal door opens into;

Living / Dining Kitchen Extension

13'11" x 14'02" (4.24m x 4.32m)

Superb rear living/dining extension area with continued herringbone floor covering, central heating radiator, ceiling light point, feature recess to chimney breast and in-turn opening up into;

Kitchen

16'06" x 12" (5.03m x 3.66m)

Stunning kitchen/dining extension with bespoke green matching wall and base units with rose gold furnishings, double glazed window to rear, ceramic sink and drainer with hot and cold mixer tap. Integrated five ring burner gas hob with splash back and contemporary extractor, integrated dishwasher, integrated fridge and freezer. Island unit with further storage, breakfast bar, two wall mounted column radiators, double glazed French doors giving access to rear garden, two Velux double glazed roof lights and a further double glazed window to rear.

Utility Room

6'09" x 4" (2.06m x 1.22m)

Work surface, plumbing facility for washing machine/tumble dryer, double glazed exterior door giving access to side return and rear garden, herringbone floor covering. oak internal door leading into:



Downstairs WC

3'11" x 2'10" (1.19m x 0.86m)

Push button low flush WC, central heating radiator, wall hung wash basin with hot and cold mixer tap, tiled splash back, recess spotlight to ceiling and continued herringbone floor covering.

First Floor Accommodation

From hallway turning staircase with decorative balustrade rising to first floor landing with ceiling light point, frosted double glazed window to side aspect and oak internal doors opening into:

Bedroom One

14'10" x 11'01" (4.52m x 3.38m)

Double glazed window to rear, central heating radiator, ceiling light point and inset decorative cast iron fire place,

Bedroom Two

10'08" x 14'01" (3.25m x 4.29m)

Double glazed bay window to the front, further inset decorative cast iron fire place, ceiling light point and central heating radiator,

Bedroom Three

10'02" x 7'05" (3.10m x 2.26m)

Double glazed window to rear, further double glazed frosted window to side, central heating radiator and ceiling light point.

Bathroom

6'07" x 6'07" (2.01m x 2.01m)

Panel bath with electric shower over and hot and cold mixer tap, low flush hidden cistern WC. Wash hand basin on vanity unit with hot and cold mixer tap, under sink storage, ceramic towel rail, tiling to splash backs, frosted double glazed window to front, ceiling light point, wall mounted extractor and tiled floors and splash backs.

Top Floor Accommodation

From landing turning staircase to top floor, ceiling light point, double glazed Velux roof light to front aspect, and oak internal door leading into:

Top Floor Suite Bedroom Four

21'05" x 12'01" (6.53m x 3.68m)

Double glazed Dormer windows to rear, recess spotlights to ceiling, central heating radiator. Open walkway into bespoke dressing area (with built in storage), double glazed Velux roof-light to front and central heating radiator. Further oak internal door opening into:

Top Floor Ensuite

7'01" x 10'04" (2.16m x 3.15m)

Superb top floor ensuite with double matching sinks on vanity, under sink storage, double hot and cold mixer tap, low flush push button WC, walk in double mains power shower, wall mounted heated chrome towel rail, feature in built shelving with led lighting, frosted double glazed window, recess box to ceiling, ceiling mounted extractor fan, fully tiled to floors, half wall height north splash backs.

Garden

Fully landscaped rear garden with raised slabbed patio with wooden balustrading and steps leading down onto further slabbed patio. Main garden comprising of mainly lawn with a mixture of hedgerows and trees to boundaries, also giving access to side access point - with covered storage area.





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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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