



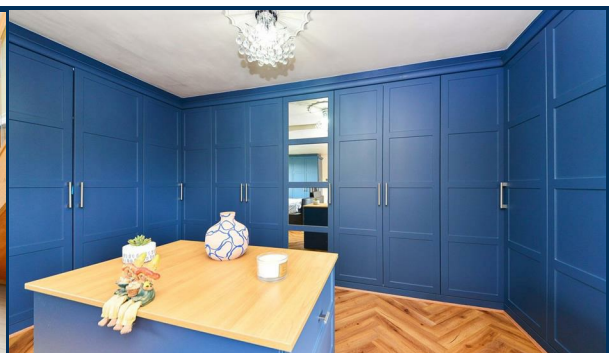
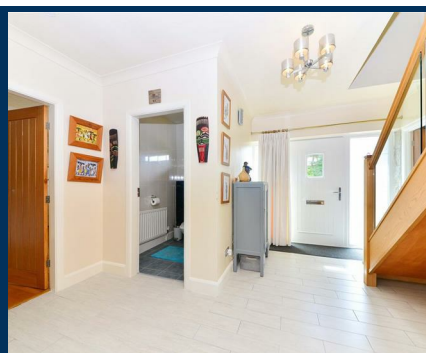
2/2A Beaks Hill Road

Kings Norton, Birmingham, B38 8BG

Offers Over £999,000



****UNIQUE FAMILY HOME WITH ATTACHED ANNEX!**** A substantial, detached family home, with attached annex is superbly located on the highly sought after Beaks Hill Road a short distance from Kings Norton Nature Reserve and Merecroft Pool as well Kings Norton Village Green with its array of shops and amenities, local transport links and Birmingham Queen Elizabeth Hospital and Birmingham City Centre. The property briefly comprises; large driveway with parking for multiple vehicles, entrance hall, guest WC, living room with feature bay window and bifold doors giving access to the rear garden, dining room, further reception room, superb dining kitchen with access to utility room. To the first floor, the primary bedroom with four-piece en-suite bathroom, and dressing area with a selection of fitted wardrobes, two further double bedrooms and shower room. The annex can be accessed either via the utility area of the main house accommodation or has a private front door from the driveway and offers: kitchen, living room with bay window, bedroom, shower room and rear reception room that could be utilised as a further bedroom or living space with doors giving access to a private rear garden, The property benefits from double glazing, central heating and large garage. Energy Efficiency Rating D. Early viewing is highly recommended to appreciate the size and standard of accommodation on offer. Please contact our Kings Norton Office for further information.



Approach

The property is approached via a brick paved front driveway with decorative trees, plants and shrubs to borders, up and over door giving access into the double garage and front entry door opening into:

Main Reception Hallway

With ceiling light point, stairs giving rise to the first floor accommodation, tiled floor covering and doors opening into:

Ground Floor WC

5'10" max x 4'11" max (1.787 max x 1.501 max)

With central heating radiator, obscured double glazed window to the front aspect, ceiling light point, tiled floor covering, tiled walls, low flush WC and wash hand basin on pedestal with two taps over.

Living Room

17'2" max x 22'10" max (5.234 max x 6.976 max)

With floor to ceiling bay window to the front aspect, double glazed bi-folding doors giving views and access to the rear garden, tiled floor covering, two central heating radiators, two wall mounted light points, inset area for a television, decorative cornice to ceiling and glazed door opening into:

Dining Area

13'1" x 13'4" (3.990 x 4.089)

With tiled floor covering, double glazed window giving views of the rear garden, central heating radiator, three wall mounted light points, coving to ceiling and glazed door opens into kitchen.

Kitchen/Diner

13'4" x 21'3" (4.073 x 6.489)

With three double glazed windows to the rear and side respectively, ceiling spotlight points, a selection of matching wall and base units with integrated five ring burner hob with extractor over, double stainless steel sink and drainer with mixer tap over, breakfast bar area, space facility for a large fridge and freezer, integrated oven, tiled floor covering, central heating radiator and door opening into:

Utility

12'1" x 7'5" (3.706 x 2.266)

With continued tiled floor covering, space facility for washing machine, freezer and fridge freezer, double glazed window to the side aspect, ceiling strip light point, floor mounted combi boiler and door opening into annex.

Reception Room

12'0" x 12'11" (3.680 x 3.950)

With laminate wood effect floor covering, decorative cornice to ceiling, three wall mounted light points, central heating radiator and double glazed window to the front aspect.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, loft access point, door opening into useful storage cupboard and further doors opening into:

Bedroom One

13'2" x 22'1" (4.014 x 6.744)

With double glazed window to the rear aspect, double glazed window to the front aspect, central heating radiator, ceiling light point, karndean flooring, built-in wardrobes and units, door opening into en-suite and open walkway into:

Dressing Room

11'8" x 5'7" to the front of the wardrobes (3.579 x 1.723 to the front of the wardrobes)

With ceiling light point, a selection of fitted wardrobes and units, continued karndean floor covering

En-Suite Bathroom

10'0" max x 9'9" max (3.050 max x 2.984 max)

With an obscured double glazed window to the front aspect, tiled floor covering, tiled walls, heated towel rail, ceiling mounted extractor fan, ceiling spotlight points, walk-in double shower unit with rainfall effect shower, wash hand basin in vanity unit, hidden cistern low flush push button WC and feature bath with mixer tap over.

Shower Room

12'8" max x 5'10" max (3.884 max x 1.797 max)

With two double glazed obscured windows to the rear aspect, ceiling spotlight points, wash hand basin on vanity unit with mixer tap over, low flush push button WC, double walk-in shower cubicle with rainfall shower attachment, tiled floor covering, tiled walls, two heated towel rails,

Bedroom Two

10'9" x 14'9" to front of wardrobe (3.299 x 4.499 to front of wardrobe)

With double glazed window to the rear aspect, central heating radiator, mirror sliding doors opening into the wardrobes and two wall mounted light points.

Bedroom Three

10'3" x 15'3" (3.138 x 4.654)

With double glazed window to the side aspect, two wall mounted light points, central heating radiator and some restricted head height.

Rear Garden

Being accessed from the bi-folding doors in the living room leads out to a

tiled step which leads to a block paved patio area with further steps leading down to a mature lawn area and a decorative paved pathway leading to the rear of the garden and decorative tree, plants and shrubs to all borders.

Annex

Inner Entrance Hallway

From utility door opens into inner hallway with double glazed door giving access to the main garden area, tiled floor covering, further entry door giving access to the annex, ceiling light point and further door opens into:

L-Shaped Kitchen

16'10" max x 15'7" max (5.150 max x 4.77 max)

With tiled floor covering, ceiling spotlight point, double glazed window to the rear aspect, Velux roof light, a selection of wall and base units, breakfast bar area, integrated oven, space facility for fridge freezer, space facility for washing machine, tiling to splash back areas, integrated hob with extractor over, central heating radiator and door opening into useful storage cupboard with double glazed obscure window to the side aspect. ceiling light point and laminate wood effect floor covering and a further door opening into:

Living Room

12'4" x 16'0" (3.771 x 4.897)

With double glazed bay window to the side aspect, central heating radiator, feature fire surround, laminate wood effect floor covering, two ceiling light points, two wall mounted light points and further door opening into:

Inner Lobby Area

With ceiling light point, loft access point and doors opening into:

Bedroom

11'6" x 11'11" (3.523 x 3.656)

With a double glazed window to the side aspect, central heating radiator, two wall mounted light points and sliding doors opening into wardrobe.

Shower Room

9'5" x 7'8" (2.886 x 2.345)

With tiled floor covering, Velux roof light, tiled walls, walk-in shower cubicle with rainfall shower over, heated towel rail, ceiling mounted extractor fan, wash hand basin on vanity unit with mixer tap over, hidden cistern low flush push button WC and ceiling spotlight points.

Living Room/Bedroom

12'0" x 15'5" max (3.662 x 4.704 max)

With laminate wood effect floor covering, two wall mounted light points and double glazed doors giving access to the private rear garden.

Annex Rear Garden

Being block paved with gate giving access to the front driveway and decorative flowerbeds to borders.

Garage

16'0" max x 18'8" max (4.881 max x 5.699 max)

With three ceiling strip light points.

Tenure

We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

We can confirm Council Tax for the main property is band G rated and band A rated for the attached annex.





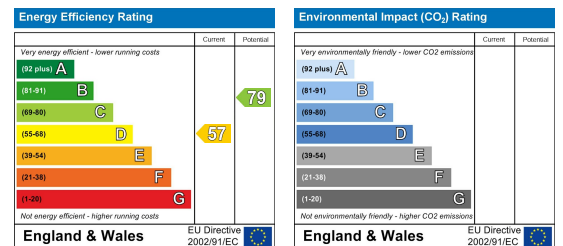
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.