



# Beauchamp Road, Solihull

## Offers Around £600,000

- PORCH
- GROUND FLOOR SHOWER ROOM
- REFITTED & EXTENDED KITCHEN
- REFITTED FAMILY BATHROOM
- LANDSCAPED PRIVATE REAR GARDEN
- ENTRANCE HALLWAY
- LARGE LOUNGE & DINING ROOM
- FOUR DOUBLE BEDROOMS
- TANDEM SIDE GARAGE
- IN & OUT DRIVEWAY

Beauchamp Road is a well regarded quiet cul de sac in central Solihull off Seven Star Road which joins Lode Lane and Warwick Road, both arterial roads into the town centre.

Well regarded schools can be found locally, subject to confirmation from the local education authority including the private Solihull School and Eversfield Preparatory School.

Regular bus services operate along the A41 Warwick Road into the town centre of Solihull or travelling in the opposite direction towards Olton passing the popular Dovehouse Parade of shops.

Nearby Solihull Railway Station provides commuter services to Solihull, Birmingham and London Marlebone.

The A41 Warwick Road also provides access to junction 5 of the M42 motorway via Solihull bypass, forming the hub of the midlands motorway network.

An enviable location for this detached family home extended and refurbished throughout by the current owners to the highest of standards which is set back from the road via an in and out tarmac driveway, a UPVC double glazed sliding patio style door opens into the

### **PORCH**

Having wall light points, ceramic tiled flooring and composite door opening into the

### **ENTRANCE HALLWAY**

Having turned staircase rising to the first floor accommodation, ceiling light point, central heating radiator and oak doors into the kitchen, lounge and

### **GROUND FLOOR SHOWER ROOM**



Having corner shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the front

### **TANDEM GARAGE**

**34'9 x 9'3 max (10.59m x 2.82m max)**

Having light and power, wall mounted central heating boiler, UPVC sliding patio doors to the rear and electric up and over door to the front driveway

### **REFITTED KITCHEN**

**11'4 x 9'0 (3.45m x 2.74m)**



Having a modern range of wall, drawer and base units with solid butchers block work surfaces over incorporating sink and drainer with mixer tap, integrated induction hob with extractor over, dishwasher and fridge, recessed ceiling spot lights, ceramic tiled floor, UPVC double glazed window to the front and open access into the

### **KITCHEN EXTENSION**

**14'11 x 7'10 (4.55m x 2.39m)**



Having a modern range of wall, drawer and base units with solid butchers block work surfaces over incorporating breakfast bar, integrated freezer, space for washing machine and tumble dryer, recessed ceiling spot lights, central heating radiator, ceramic tiled floor, UPVC double glazed window to the front and part glazed door to the side entrance giving access to the front and rear

### **EXTENDED DINING ROOM**

**18'9 x 7'10 (5.72m x 2.39m)**

Having UPVC double glazed sliding patio doors to the rear garden, ceiling light point, two wall light points and two central heating radiators



**LARGE LOUNGE**  
**22'1 x 18'4 max (6.73m x 5.59m max)**



Having two double glazed double doors to the rear garden, two ceiling light points, four wall light points, two central heating radiators, modern inset wall fire and open access into the

**LANDING**

Having UPVC double glazed window to the side, ceiling light point, loft access and oak doors into four double bedrooms and refitted family bathroom

**BEDROOM 1**  
**12'5 x 12'2 (3.78m x 3.71m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes with matching furniture

**BEDROOM 2**  
**10'4 x 9'3 (3.15m x 2.82m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in cupboard

**BEDROOM 3**  
**9'2 x 9'2 (2.79m x 2.79m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in cupboard

**BEDROOM 4**  
**12'2 max x 9'5 (3.71m max x 2.87m)**

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

**REFITTED FAMILY BATHROOM**



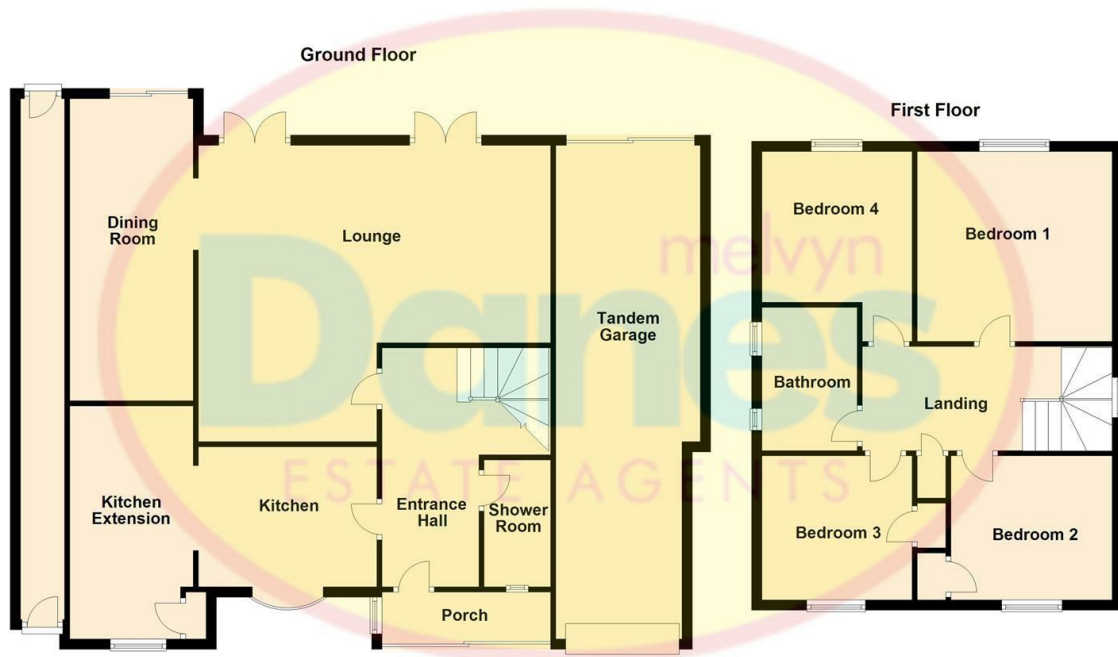
Having P shaped bath with shower over and glazed side screen, low level WC, wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed windows to the side

**LANDSCAPED REAR GARDEN**

Having a private and mature outlook with paved patio leading to shaped lawn with flower, shrub and herbaceous borders, ornamental pond, side access and fencing to boundaries

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** F

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
82 Beauchamp Road Solihull  
Solihull B91 2BU

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>60</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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