



# Beauchamp Road, Solihull

**Asking Price £525,000**

- LINK DETACHED
- TANDEM DOUBLE GARAGE
- OFF ROAD PARKING
- GOOD SCHOOL CATCHMENT AREA
- FOUR BEDROOMS
- PRIVATE GARDENS
- CENTRAL LOCATION
- CHAIN FREE

Beauchamp Road is a most sought after quiet cul de sac in central Solihull directly 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 Marylebone.

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.

### **ENTRANCE PORCH**

Accessed via glazed upvc front door leading to wooden and glazed inner door

### **ENTRANCE HALL**

A good sized reception hall with access to the kitchen, living room, shower room, first floor and under stair storage cupboard. With ceiling light and wall mounted radiator.

### **KITCHEN**

**11'0" x 15'4" (3.36 x 4.69)**



A fitted kitchen with a range of base and wall mounted units with 1.5 bowl sink with mixer tap. With integrated appliances including electric oven and grill, gas hob, plumbing for washing machine and dish washer, space for fridge freezer. With bay window to front elevation, access door to tandem garage, ceiling light and wall mounted radiator.

### **SHOWER ROOM**

**8'11" x 4'11" (2.74 x 1.52)**

A fully fitted ground floor shower room with wash basin toilet and shower cubicle with thermostatic shower. With window to front elevation, ceiling light and wall mounted radiator.



### **LIVING/DINING ROOM**

**12'3" x 22'0" (3.74 x 6.71)**



A large full width living dining room with double sliding doors leading to conservatory. With wall and ceiling light and wall mounted radiator.

### **CONSERVATORY**

**7'8" x 20'5" (2.34 x 6.23)**



A brick built conservatory with French doors opening onto the garden. With wall mounted lighting.

## LANDING

A good sized landing with large over stairs window. With access to four bedrooms, bathroom and airing cupboard.

## BEDROOM ONE

**12'3" x 10'4" (3.74 x 3.15)**



A double bedroom with a bank of built in wardrobes and dressing table, with window to rear elevation, ceiling light and wall mounted radiator.

## BEDROOM TWO

**9'8" x 9'7" (2.96 x 2.93)**



Another double room with storage cupboard. Window to rear elevation with ceiling light and wall mounted radiator.

## BEDROOM THREE

**10'4" x 9'1" (3.15 x 2.79)**

A smaller double room with storage cupboard. window to front elevation, ceiling light and wall mounted radiator.

## BEDROOM FOUR

**9'4" x 9'3" (2.85 x 2.82)**

With storage cupboard, window to front elevation, ceiling light and wall mounted radiator.

## SHOWER ROOM



A fitted shower room with walk in shower cubicle and thermostatic shower, toilet and wash basin with double aspect window to side elevation. With heated towel rail, shaver point, wall mounted radiator and ceiling light.

## TANDEM GARAGE

**34'10" x 7'11" (10.64 x 2.43)**

A full front to back tandem double garage. With metal up and over door and rear access into the garden with window to rear elevation.

## OUTSIDE



To the front we have parking for numerous vehicles and garden laid mainly to lawn. To the rear we have a private and attractive rear garden laid to lawn bordered by mature trees and shrubs.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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