



# Beauchamp Road, Solihull

## Offers Over £535,000

- LINK DETACHED
- DOUBLE TANDEM GARAGE
- CENTRAL LOCATION
- FITTED BEDROOMS
- SOUTH FACING GARDEN
- FOUR BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LIVING ACCOMMODATION
- PLANNING GRANTED  
PL/2020/02545/MINFHO

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. An ideal location for this 4 bedroom detached property with planning permission in place PL/2020/02545/MINFHO.

### **ENTRANCE PORCH**

Accessed via covered entrance door into porch and leads through to front door into hall way.

### **ENTRANCE HALL**

A bright reception with parquet style flooring. Access into Kitchen, WC, Living dining room and the stairs to the first floor. With ceiling light and wall mounted radiator.

### **WC**

A good sized WC with wash basin and toilet with a large bank of fitted wardrobes allowing ample storage for cloaks shoes and household essentials. With window to front elevation, ceiling light and wall mounted radiator.

### **KITCHEN**

**8'5" x 11'8" (2.59 x 3.56)**



A well fitted kitchen with window to front elevation, with internal access into the garage. Fitted with a range of all mounted and base units with worktop oven. Having integrated appliances including gas hob, electric oven and microwave, dishwasher, space and plumbing for American style fridge freezer, 1.5 bowl sink with drainer and mixer tap.

### **OPEN PLAN LIVING DINING ROOM** **19'0" max x 21'11" (5.80 max x 6.70)**



A gorgeous room with French doors opening onto the garden. With parquet style flooring and led spot lighting, window to rear elevation, wall mounted radiator. Split into two sections allowing for an excellent sized living space and an ample dining space currently set up with a 6 seater dining table. With window to rear elevation over looking the garden and wall mounted radiator.



### **DOUBLE TANDEM GARAGE** **35'2" x 8'5" (10.72 x 2.59)**

A double tandem garage running front to back with up and over garage door. With window and rear door access into the garden. With power and lighting.

### **UTILITY AREA**

To the rear of the garage is a fitted utility space currently supporting washers dryers and a sink with mixer tap.

**BEDROOM ONE**  
**12'5" x 12'3" (3.79 x 3.75)**



A large double room with banks of fitted wardrobes with dressing table, bed side tables and integrated drawers. With window to rear elevation, led spot lighting and wall mounted radiator.

**BEDROOM TWO**  
**12'5" x 9'4" (3.79 x 2.85)**



Another double room with fitted wardrobes and dressing table. With a window to rear elevation, central ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**8'5" x 11'8" (2.59 x 3.56)**

A double room with fitted wardrobes and dressing table/study space. With window to front elevation central ceiling light and wall mounted radiator.

**BEDROOM FOUR**  
**8'5" x 9'11" (2.59 x 3.04)**

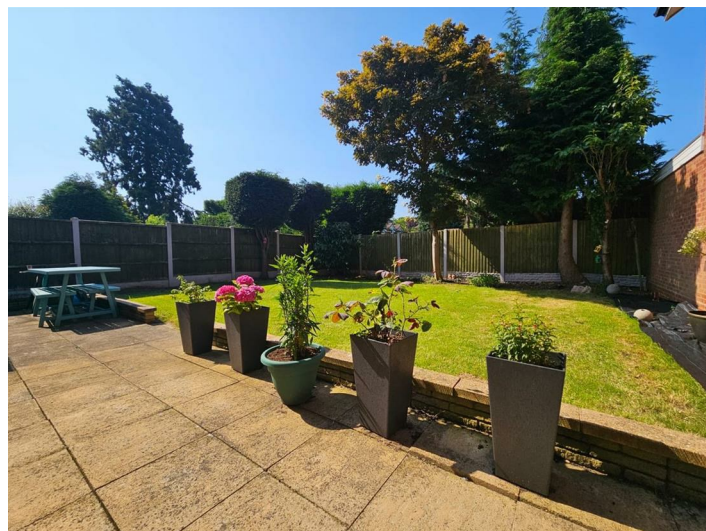
A double room with window to front elevation, central ceiling light and wall mounted radiator.

**FAMILY BATHROOM**  
**8'0" x 6'2" (2.45 x 1.88)**



A fully fitted bathroom with wash basin, toilet, bath with thermostatic shower over. With window to side elevation ceiling light and wall mounted radiator.

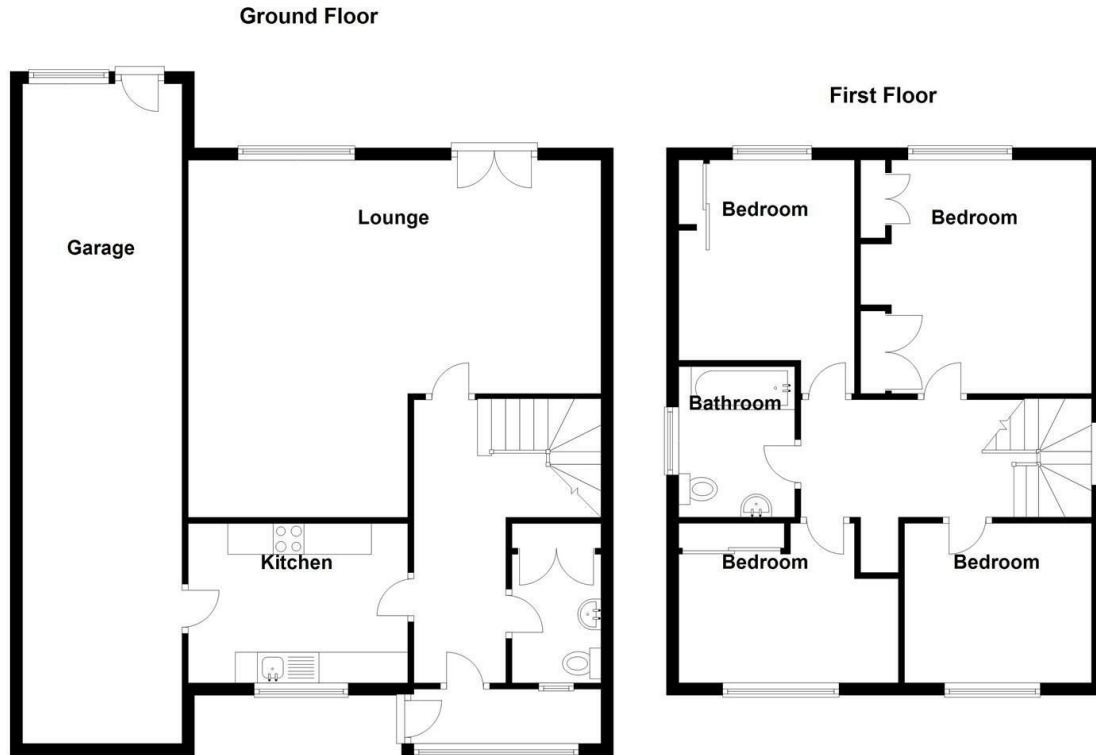
**OUTSIDE**



Having a large sweeping drive way allowing parking for numerous vehicles with lawned side garden. With side gate access into the rear garden. The rear garden is mainly laid to lawn with some shrubs and trees with a good sized patio area.

## 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.



Total area: approx. 145.4 sq. metres (1564.7 sq. feet)

**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:**  
70 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		
		79
	62	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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