



smarthomes

Beauchamp Road

Solihull

- An Extended Detached Family Home
- Four Bedrooms
- Superb Breakfast Kitchen
- Extended Family Room

£600,000

Current EPC Rating 72 (C)
Current Council Tax Band - F





Property Description

An extended detached family home situated in a cul-de-sac location and briefly affording four bedrooms, superb breakfast kitchen, open plan lounge diner, extended family room, utility, cloakroom and guest WC, en suite bathroom, family bathroom, garage, rear garden and off road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



Rooms & Measurements

Spacious Entrance Hall

Cloaks Cupboard

Guest WC

Breakfast Kitchen to Front - 5.28m x 3.43m (17'4" (to cupboard frontages) x 11'3" (max)

Utility Room - 2.92m x 2.24m (9'7" x 7'4")

Extended Family Room to Rear - 6.76m x 5.92m (22'2" (max) x 19'5" (max)

Open Plan Lounge Diner to Rear - 6.73m x 6.4m (22'1" (max) x 21'0" (max)

Bedroom One to Rear - 4.88m x 3.05m (16'0" (mi) x 10'0" (to wardrobe

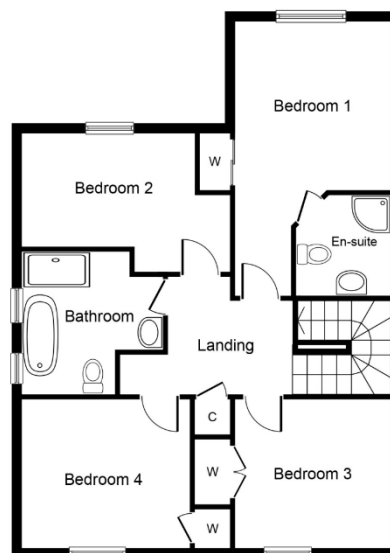
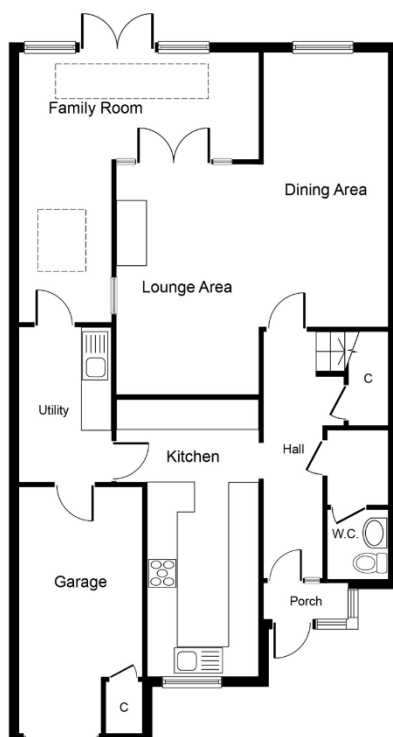
En Suite Bathroom - 2.34m x 2.06m (7'8" x 6'9")

Bedroom Two to Front - 3.15m x 2.64m (10'4" (to wardrobes) x 8'8")

Bedroom Three to Rear - 3.43m x 2.24m (11'3" (max) x 7'4" (min)

Bedroom Four to Front - 2.74m x 2.77m (9'0" (to wardrobe) x 9'1")

Four Piece Family Bathroom to Side - 3.18m x 2.36m (10'5" x 7'9")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.