

4 Beechwood Park Road

Solihull, B91 1ER





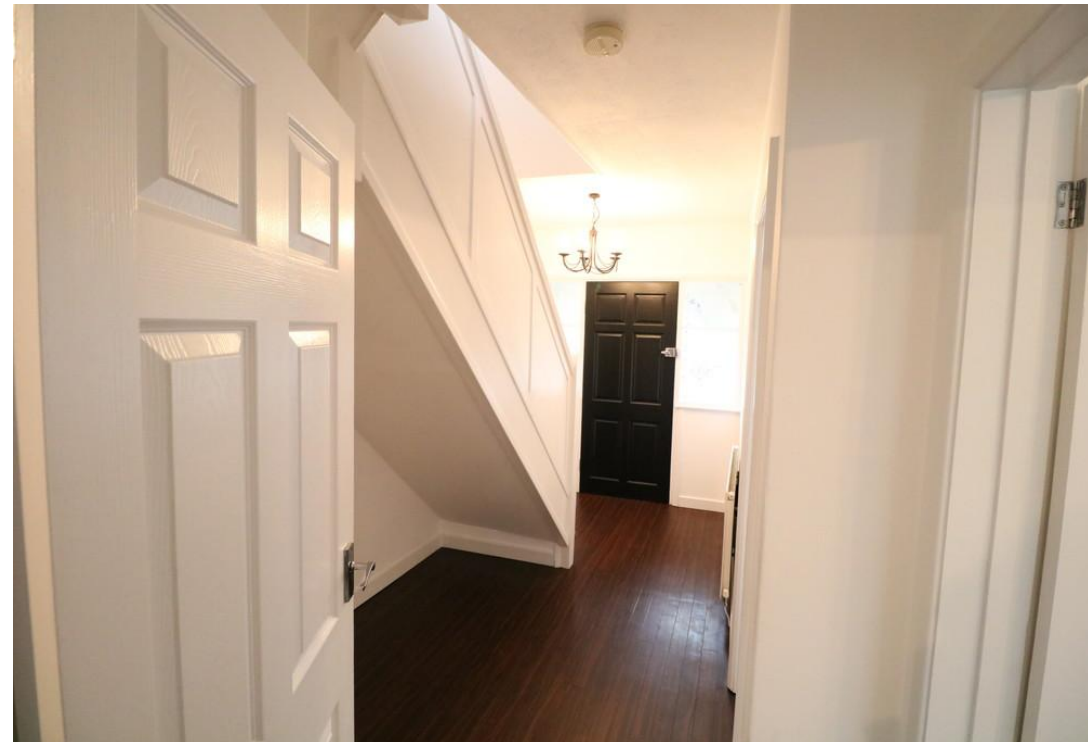
THREE DOUBLE BEDROOM EXTENDED SEMI-DETACHED RESIDENCE

- Three Good Size Bedrooms
- Extended Semi-Detached Residence
- Highly Sought After Leafy Location
- Oak Cottage And Langley School Catchment
- Three Spacious Reception Rooms
- Substantial Drive and Garage
- Fabulous Rear Garden
- No Upward Chain
- Viewing Essential

ACCOMMODATION

An excellent opportunity to acquire a well maintained and immaculately presented three double bedroom extended semi-detached residence. Situated in a pleasant leafy suburban location within the Oak Cottage School Catchment area. This good size family home benefits from gas central heating and double glazing. The accommodation briefly comprises: entrance porch, welcoming reception hall, front lounge with feature fireplace, rear dining room/reception with french doors to rear, a sizeable study/snug room, fitted dining kitchen, with built in appliances, first floor landing, three good size bedrooms, modern fully tiled bathroom/shower room/wc. To the front; a neat substantial drive with space for several vehicles and a garage. To the rear is a striking enclosed garden, mainly laid to lawn with pleasant herbaceous borders and large patio area. No Upward Chain. Viewing essential.

EPC: D Council Tax Band: E



ENTRANCE PORCH

Feature arched double glazed entrance door.

RECEPTION HALL

A welcoming space with Amtico flooring. Stairs off:

FRONT RECEPTION ROOM

16' 1" x 12' 1" (4.92m x 3.69m)

Spacious lounge with bay window to front and feature Victorian cast iron fireplace with living flame gas fire.

DINING ROOM/REAR SITTING ROOM

12' 11" x 11' 0" (3.96m x 3.37m)

Good size room currently used as a dining room with feature living flame gas fire set in a Victorian cast-iron fireplace. Feature double glazed french doors to rear. Amtico flooring.

SNUG/STUDY

14' 6" x 7' 8" (4.44m x 2.35m) Picture window to front.

DINING KITCHEN

15' 5" x 10' 1" (4.72m x 3.09m) Fully fitted with wooden base units, built in storage, five ring gas hob, Bosch electric fan assisted oven, extractor hood, stainless steel sink unit, built in appliances including dishwasher, automatic washing machine, refrigerator. Rear access door.

FIRST FLOOR LANDING

BEDROOM ONE (FRONT)

16' 2" x 12' 0" (4.94m x 3.66m)

Feature bay window to front. Good size.

BEDROOM TWO (REAR)

12' 3" x 12' 1" (3.75m x 3.69m)

Substantial room with picture window. Fabulous extended leafy views.

BEDROOM THREE (FRONT)

9' 1" x 7' 8" (2.79m x 2.35m) Good size third bedroom with built in wardrobe. Room for a double bed.

BATHROOM

Fully tiled elevations and flooring. White modern four piece suite including good size shower cubicle with gas powered shower, pedestal wash hand basin, panelled bath and low-level flush wc.

OUTSIDE

GARAGE (FRONT)

15' 1" x 12' 5" (4.6m x 3.8m)

FRONT

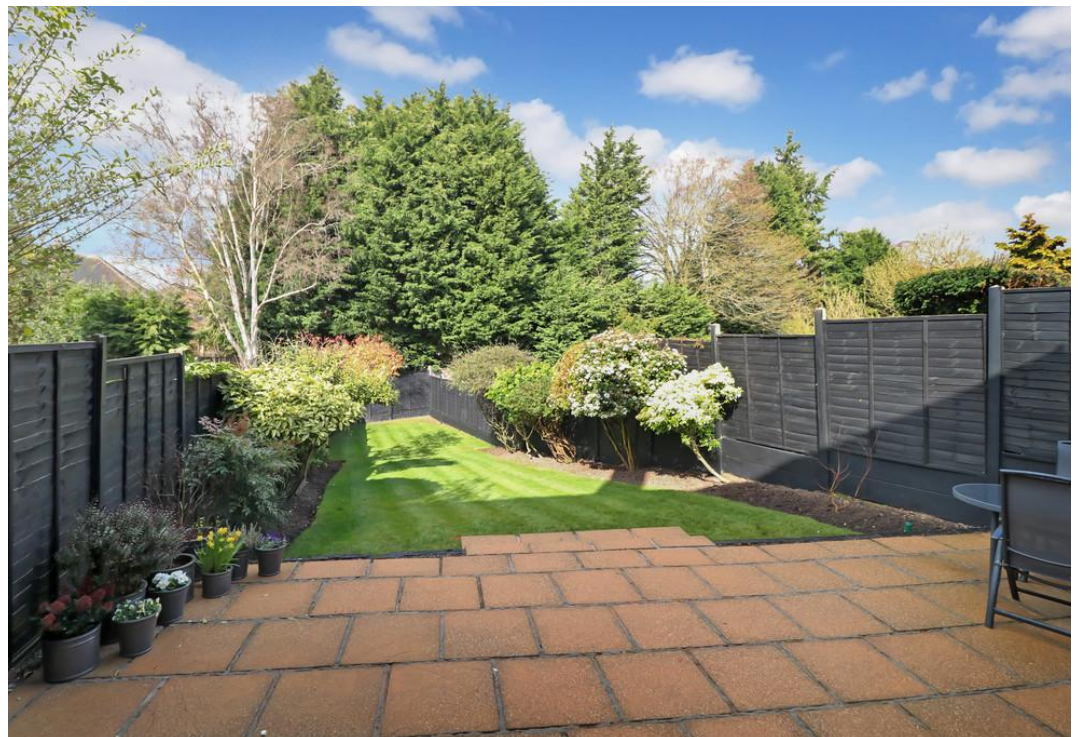
Substantial neat forecourt drive which can accommodate several vehicles.

REAR

A particularly striking enclosed garden, mainly laid to lawn with herbaceous borders. A large patio area. Good privacy and a pleasant leafy outlook.









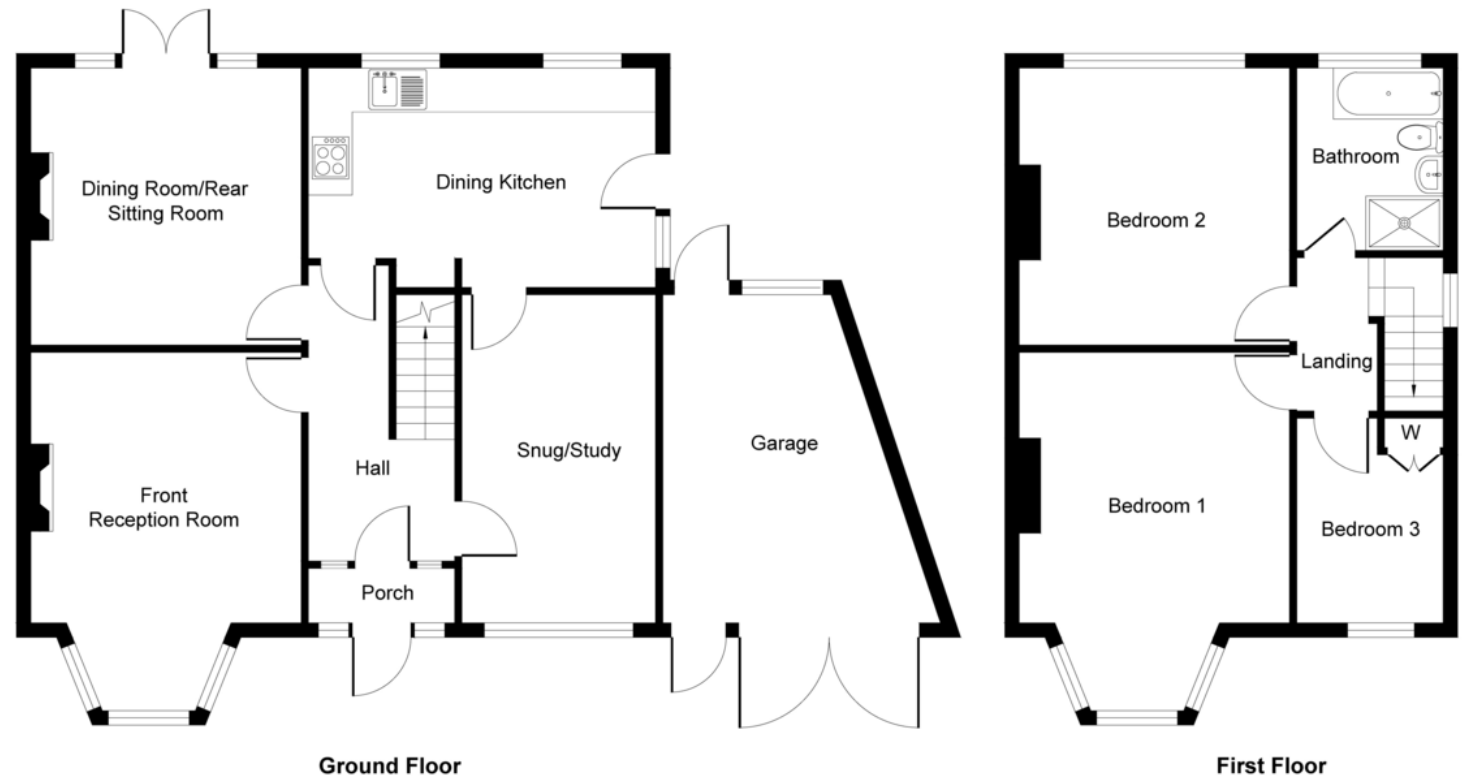
Asking Price Of £500,000

TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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Approx. Gross Internal Floor Area 1,371 sq. ft. (127.28 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		