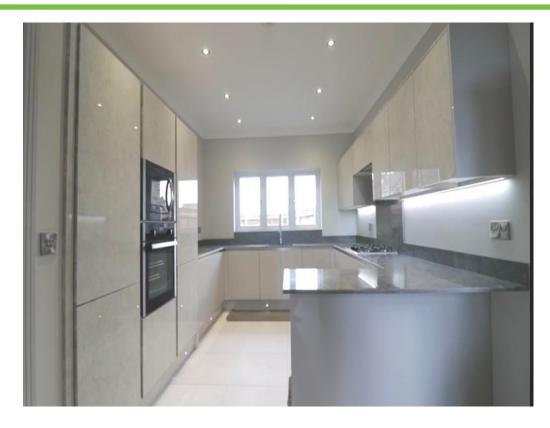


The Willow Beaufort Drive Birmingham



# The Willow Beaufort Drive Birmingham B36 8DY







# **Property Description**

This superb family home boast accommodation of Appro. 1642 sq feet, The Willow benefits from a large open plan Kitchen / Diner with integrated appliances, Living Room, Large Lounge with bifold doors, Master Bedroom with separate shower room, three further bedrooms and a Study.

# **Hotspot Location**

Birmingham Bull Ring - 5.5 Miles Grand Central train Station - 6.49 Miles Sutton Coldfield - 7 Miles Solihull 7.1 Miles Birmingham Airport 6.6 Miles NEC - 7.7 Miles M6 Motorway - 2 Miles Jaguar Land Rover - 4.5 Miles Heartlands Hospital 1.19 Miles Warwickshire 37.7 Miles

#### **Ground Floor**

#### Kitchen

11' 1" x 10' 8" ( 3.38m x 3.25m )

# **Dining Room**

10' 5" x 8' 10" ( 3.17m x 2.69m )

## Lounge

14' 2" x 12' 11" ( 4.32m x 3.94m )

## **Living Room**

.9' 9" x 13' 6" ( 2.97m x 4.11m )

#### Guest W.C.

## **First Floor**

#### **Bedroom Two**

14' 2" x 8' 10" ( 4.32m x 2.69m )

#### **Bedroom Three**

14' 9" x 8' 4" ( 4.50m x 2.54m )

### Study

6' 8" x 9' 7" ( 2.03m x 2.92m )

## **Family Bathroom**

Second Floor

#### **Master Bedroom**

16' 3" x 14' 1" ( 4.95m x 4.29m )

#### **En-Suite Shower Room**

Walk-In Wardrobe

#### Outside

**Off Road Parking** 

#### Rear Garden

# **External Specifications**

#### **External Wall**

Traditional construction full fill cavity walls with blockwork and brickwork.

Feature surround stonework to the front elevation windows and entrance glazing. Feature stone headers

and cills to the rear windows, and headers to rear bifold door.

# Roofing

Clay roof tiles to the main pitched roof. Rubber membrane singly ply roofing system to flat roof areas.

#### Rainwater Goods And Roof Line

Rainwater goods and roof line finishes Square profile downpipes and deep flow ogee gutters in black cast iron effect. Black woodgrain fascia and soffit boards.

#### Windows & Doors

Double glazed UPVC windows and doors throughout and aluminum bifold to rear garden.

Large 'tilt and turn' windows and full height glazing entrance to the front elevation.

All windows and doors have a black woodgrain finish externally, with a white finish internally.

Black bifold door to rear garden.

Large skylight to living room in black finish.
All windows and doors are certified to PAS

24:2016.

# **Landscaping & Gardens**

Landscaping will be in accordance with the approved scheme and carried out during the appropriate

season.

Slabbed patio area to rear garden and side passageway.

Close board fencing on concrete posts to rear boundary.

Block paved driveway.

# **Internal Specifications**

#### **Internal Walls**

Load bearing blockwork walls with plasterboard and skim finish.

Non-load bearing walls in studwork with plasterboard and skim finish.

#### Kitchens

All kitchens have been designed and installed by a kitchen specialist using modern styles and finishes to

provide bespoke designs for this project. Integrated appliances including – Microwave, single oven, extractor hood, 70/30 fridge freezer, washing

machine, dishwasher and 5 burner gas hob.

#### Bathrooms And W.C.

Close coupled cistern toilet, with wall hung vanity units to all bathrooms and WC.

Thermostatic mixer shower above bath, and electric shower and tray to ensuite.

Full height wall tiling and floor tiling to 1st and 2nd floor bathrooms.

Chrome towel rails to both bathrooms.

#### **Internal Finishes**

Oak veneer doors with painted frames, architraves and skirtings.

Floor tiling to entrance hall, ground floor WC and kitchen / dining.

Carpets to all other rooms.

Walk-in wardrobe to master bedroom.

Painted softwood staircase with oak handrail and glass balustrade.

Painted finish walls and ceilings to Silveroak Interior Design style.

# **Plumbing And Heating**

Underfloor heating to ground floor linked to mobile device.

Radiator heating to 1st and 2nd floors linked to mobile device.

Modern, energy efficient combi boiler.

Brushed chrome / satin finish electrical accessories.

Hard wired smoke alarm.

Smart doorbell linked to mobile device.

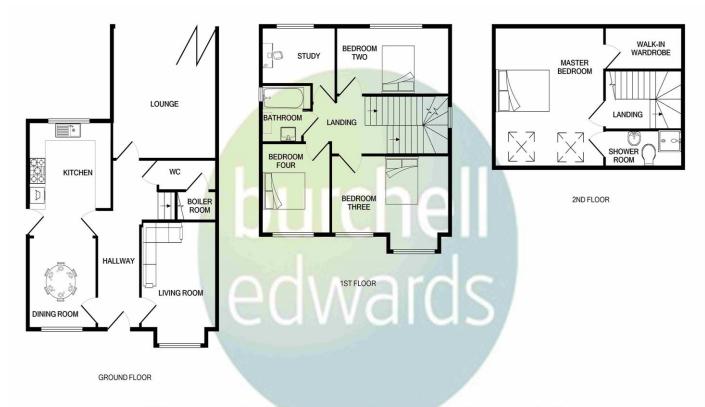
CCTV system linked to mobile device.

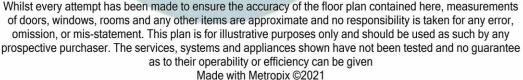
#### **Photos Disclaimer**

The photos shown are of a typical Silveroak show home.









To view this property please contact Burchell Edwards on

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EPC Rating: Exempt

Tenure: Freehold

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