



The Willow Beaufort Drive
Birmingham

The Willow Beaufort Drive Birmingham B36 8DY

for sale from
£545,000



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.





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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EPC Rating: Exempt

Tenure: Freehold

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