



Beechwood Park Road  
Solihull





# Beechwood Park Road Solihull B91 1ER

for sale  
**£520,000**



## Property Description

Large extended family home comprising of: front driveway and garden; entrance porch; entrance hallway; front lounge; extended kitchen, diner and additional lounge/entertaining space to rear; conservatory play room; downstairs shower room; separate downstairs guest W.C; size garage; first floor landing; three good size bedrooms; family bathroom; loft room with lots of further development potential (STPP).

Located in the heart of Solihull benefiting from plentiful transport links, great schools and plenty of local amenities this gem truly offers practicality and convenience to the contemporary family.

Having already been extended this beautiful character property offers lots more scope to extend and develop. Property benefits from double glazing and gas central heating.

Call Burchell Edwards Solihull to arrange a viewing on 0121 705 7551

## Approach

Front driveway and garden.

## Entrance Porch

Double glazed windows and door to front aspect.

## Front Lounge

15' 8" x 11' 7" ( 4.78m x 3.53m )

Double glazed bay window to front aspect and central heating radiator.

## Open Plan Living

18' 3" max x 17' 3" max ( 5.56m max x 5.26m max )

## Kitchen Area

Double glazed patio door to rear aspect. Fitted and integrated kitchen with a range of wall and base units with work surfaces over, island, sink and drainer, electric oven, electric hob with cooker hood over, integrated fridge freezer, integrated dishwasher and underfloor

heating.

## Dining Area

Double glazed patio door to rear aspect and under floor heating.

## Lounge Area

Central heating radiator.

## Play Room

14' 5" x 8' 5" ( 4.39m x 2.57m )

Door glazed windows to side aspect and double glazed patio doors to rear aspect. Including:

## Shower Room

Shower cubicle.

## Separate W.C.

W.C

## Landing

### Bedroom One

16' 5" x 11' 9" ( 5.00m x 3.58m )  
Double glazed window to front aspect, fitted wardrobes and central heating radiator.

### Bedroom Two

12' 5" x 11' 9" ( 3.78m x 3.58m )  
Double glazed window to rear aspect and central heating radiator.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )  
Double glazed window to front aspect and central heating radiator.

## Family Bathroom

Double glazed windows to rear and side aspects, shower cubicle, separate bath, hand wash basin, W.C and part tiled.

## Loft Room

24' 8" x 18' 2" ( 7.52m x 5.54m )  
Double glazed skylight to rear aspect.

## Garage

15' 6" x 17' ( 4.72m x 5.18m )  
Up and over door.

## Rear Garden

Seating area leading to astro turf. Mature hedge to rear.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

**EPC Rating: C**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SOL205784](http://burchelledwards.co.uk/Property/SOL205784)**



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: SOL205784 - 0016**