

Beechwood Park Road, Solihull

Guide Price £625,000

xact HOMES







PROPERTY OVERVIEW

Offered with no upward chain, this delightful four bedroom detached family home is ideally situated on a quiet and sought after road, providing easy access to local amenities and highly regarded schools. The property welcomes you via a spacious entrance hallway that leads to a thoughtfully designed guest cloakroom. The heart of the home is a generously proportioned dual aspect living room, which is bathed in natural light and seamlessly flows into a formal dining area, creating an inviting space for both relaxing and entertaining. The recently refurbished modern kitchen features a range of contemporary units and integrated appliances, offering a practical and stylish environment for family meals and culinary pursuits. Upstairs, the property boasts four well-sized bedrooms, including a principal bedroom that benefits from its own private shower for added convenience. The remaining bedrooms are served by a family bathroom. Outside the property enjoys a private south facing rear garden with large patio seating area. Additional features include a driveway with ample parking for multiple vehicles, which leads to both a car port and a single garage, ensuring plenty of storage and parking solutions.







The home also offers excellent scope for extension (subject to the necessary planning permissions), making it an ideal choice for families looking to grow or those seeking to add further value. This property represents a rare opportunity to acquire a spacious and versatile family home in a prime location, ready to move straight into while still offering potential for personalisation and future development. Early viewing is highly recommended to fully appreciate the quality and potential of this superb home.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

- Delightful Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet & Sought After Road
- Close To All Local Amenities & Schools
- Dual Aspect Living & Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Four Generously Sized Bedrooms
- Private South Facing Rear Garden
- Driveway Leading To Carport & Single Garage



ENTRANCE HALLWAY

WC

LIVING ROOM
11' 4" x 22' 6" (3.46m x 6.86m)

DINING AREA
8' 6" x 8' 11" (2.60m x 2.72m)

KITCHEN
9' 0" x 12' 0" (2.74m x 3.66m)

UTILITY
6' 11" x 5' 1" (2.11m x 1.56m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 4" x 13' 1" (3.45m x 3.98m)

BEDROOM TWO
13' 6" x 11' 7" (4.12m x 3.54m)

BEDROOM THREE
8' 8" x 8' 11" (2.65m x 2.73m)

BEDROOM FOUR
8' 3" x 9' 0" (2.52m x 2.75m)

BATHROOM
8' 0" x 5' 5" (2.43m x 1.65m)



OUTSIDE THE PROPERTY

GARAGE
8' 10" x 16' 9" (2.69m x 5.11m)

TOTAL SQUARE FOOTAGE
130.0 sq.m (1399 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE GARDEN WITH LARGE PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets and some curtains, blinds and light fittings.

ADDITIONAL INFORMATION
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.

INFORMATION FOR POTENTIAL BUYERS
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

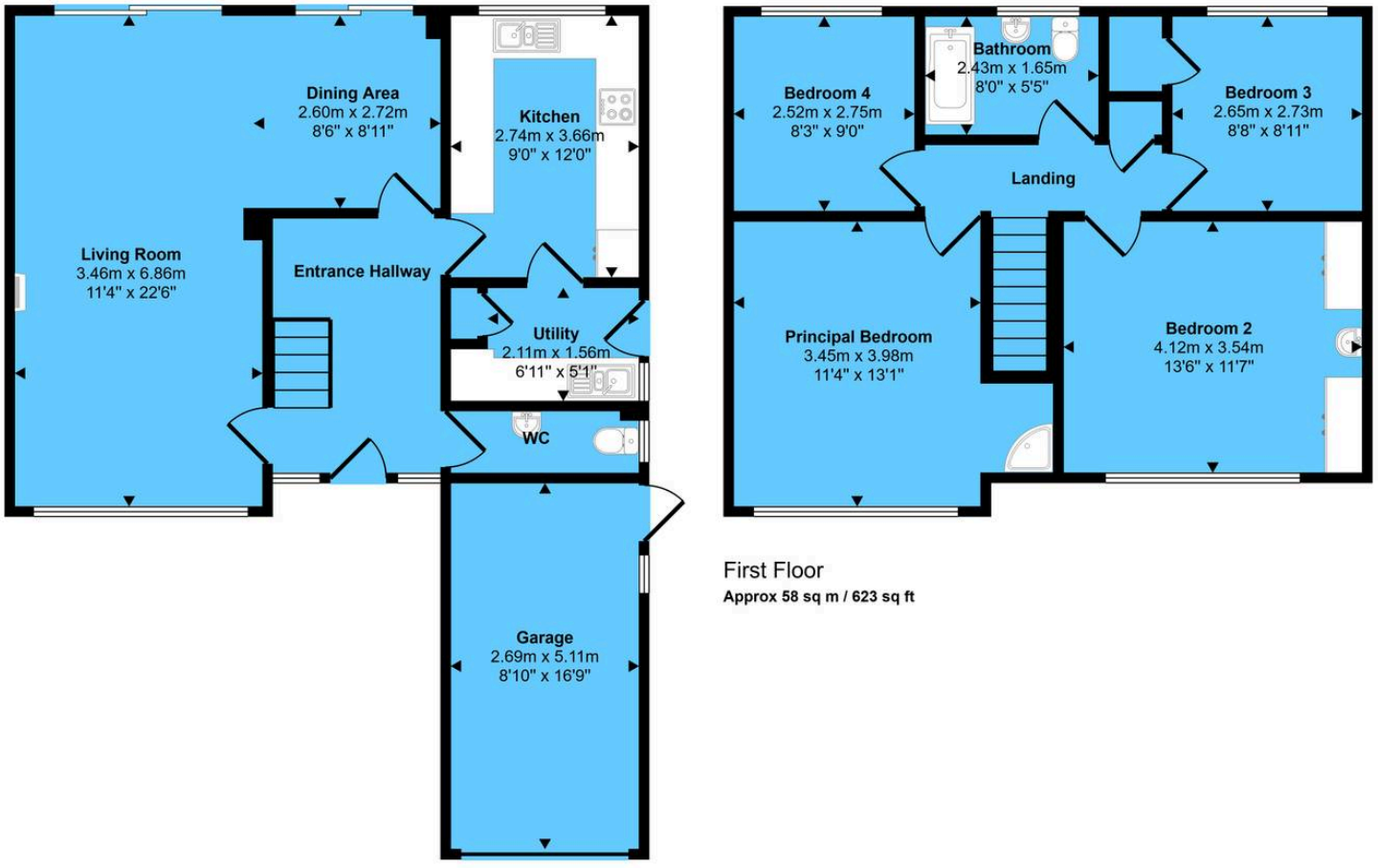








Approx Gross Internal Area
130 sq m / 1399 sq ft



First Floor
Approx 58 sq m / 623 sq ft

Ground Floor
Approx 72 sq m / 776 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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