



smarthomes

**Beaminster Road**

Solihull

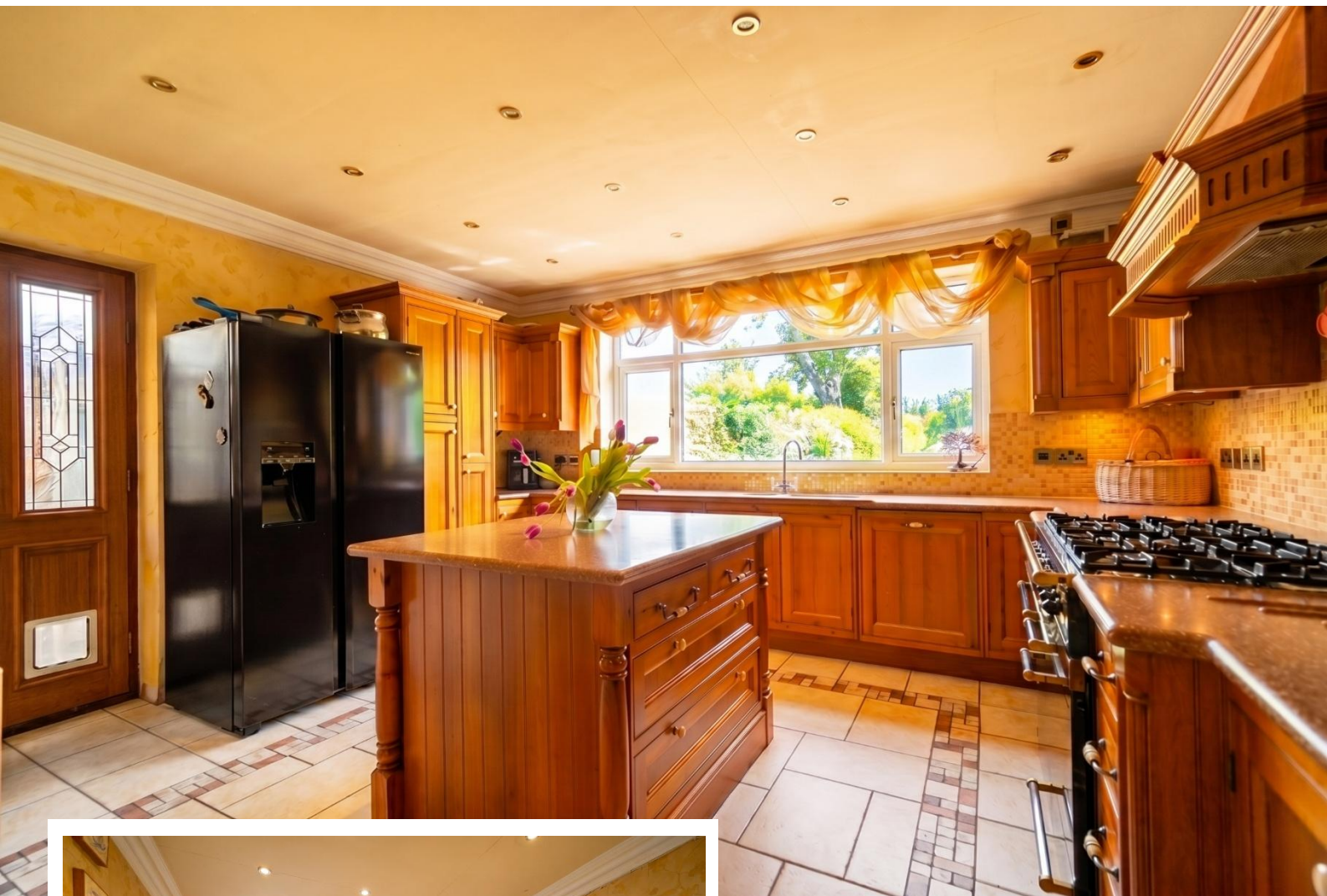
- A Beautifully Presented & Heavily Extended Detached Home
- Three Double Bedrooms, Two En Suites & Impressive Family Bathroom
- Two Reception Rooms
- Extended Breakfast Kitchen
- Conservatory
- Office (Formerly Garage)
- Good Size Private Rear Garden

**£725,000**

Current EPC Rating - C

Current Council Tax Band - F





## Property Description

A beautifully presented and heavily extended detached home situated within walking distance of Solihull Town Centre and Train Station. The property briefly affords three double bedrooms, two reception rooms, extended breakfast kitchen, conservatory, guest WC, utility room, office (formerly garage), two en-suites, impressive family bathroom, good size private rear garden, garage/store and ample off-road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

### Entrance Hallway

Spacious Lounge to Front - 5.8m (into bay) x 3.4m (19'0" x 11'1")

Reception Room Two - 4.8m x 3.4m (15'8" x 11'1")

Conservatory to Rear - 5.1m x 4.4m (16'8" x 14'5")

### Guest WC

Extended Breakfast Kitchen to Rear - 8.7m x 4.5m (max) (28'6" x 14'9")

Utility Room to Side - 2.6m x 1.1m (8'6" x 3'7")

Office to Side - 4.2m x 2.2m (13'9" x 7'2")

Bedroom One to Rear - 4.8m x 3.4m (15'8" x 11'1")

### En Suite Shower Room

Bedroom Two to Front - 5.8m x 2.9m (to wardrobes) (19'0" x 9'6")

Bedroom Three to Front - 4m x 2.4m (13'1" x 7'10")

### En Suite Shower Room

Impressive Family Bathroom - 3.7m x 1.9m (12'1" x 6'2")

### Tenure

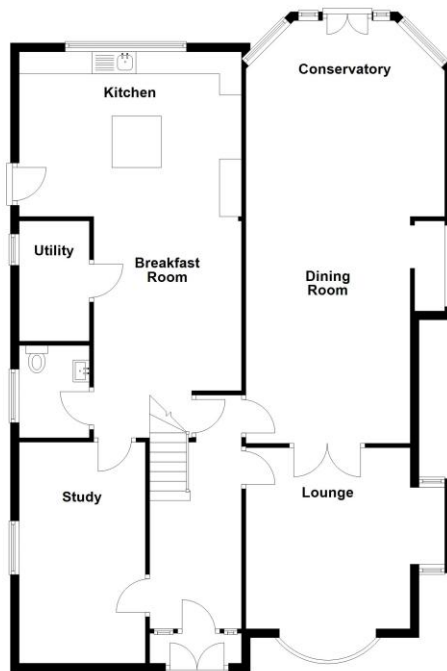
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges

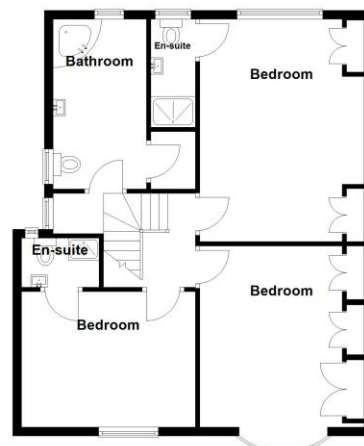
Current council tax band – F



**Ground Floor**  
Approx. 129.5 sq. metres (1393.6 sq. feet)



**First Floor**  
Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 198.7 sq. metres (2139.2 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.