



Beauchamp Avenue, Handsworth Wood
Birmingham, B20 1DR

Offers Over £500,000

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This heavily extended six-bedroom semi-detached home offers the perfect family living space, situated in a popular location close to local amenities and excellent transport links. Approached via steps with a well-maintained front garden, the property immediately presents a welcoming first impression. Upon entering, you are greeted by a bright and inviting reception hall, leading to a front dining room ideal for entertaining. To the rear, a spacious lounge provides a comfortable setting for family living, while the modern and well-presented kitchen is thoughtfully designed for both practicality and style. The ground floor further benefits from a utility room, an additional reception room offering versatile use, and a convenient downstairs shower room—perfect for guests. Upstairs, the property boasts four generously sized double bedrooms and two further double bedroom, with the impressive master bedroom featuring a walk-in wardrobe and a private ensuite bathroom. There is a contemporary family bathroom serving the remaining rooms. Externally, the fantastic-sized rear garden offers a patio area leading onto a well-kept lawn, providing an ideal space for outdoor relaxation and entertaining. The property also benefits from gated parking to the rear as well as a garage, ensuring ample parking and storage options. This exceptional home truly must be viewed to be fully appreciated—contact us today to arrange your viewing and avoid missing out!





Property Specification

6 BEDROOM HOME
PERFECT FAMILY HOME
SEMI DETACHED
FABULOUS CONDITION THROUGHOUT
POPULAR LOCATION

Reception Hall

Lounge 6.32m (20'9") x 3.30m (10'10")

Dining Room 3.77m (12'4") into bay x 3.14m (10'4")

Kitchen 4.29m (14'1") max x 3.63m (11'11")

Utility 2.60m (8'6") x 2.47m (8'1")

Reception Hall 3.55m (11'8") x 3.46m (11'4")

Shower Room 3.55m (11'8") x 1.80m (5'11")

Landing

Bedroom 1 3.52m (11'7") x 3.52m (11'7")

Walk-in Wardrobe

En-suite

Bedroom 2 3.63m (11'11") x 3.42m (11'3")

Bedroom 3 3.77m (12'4") into bay x 3.01m (9'11")

Bedroom 4 3.62m (11'11") x 3.14m (10'4")

Bedroom 5 3.20m (10'6") x 2.40m (7'10")

Bedroom 6 2.58m (8'6") x 2.42m (7'11")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

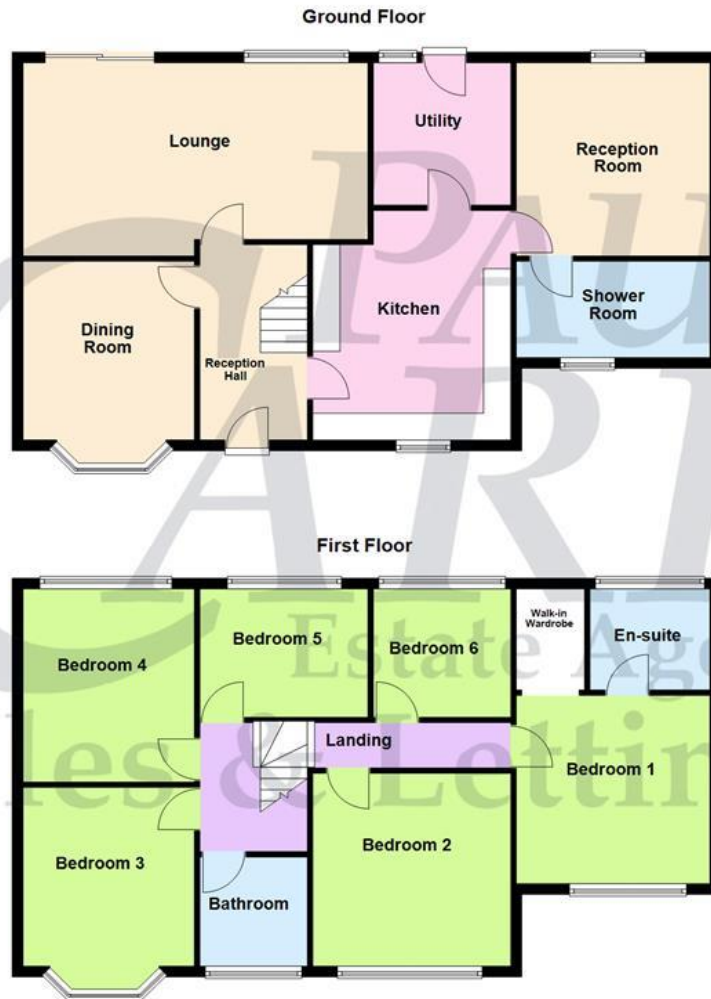
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

