



Beaks Hill Road, Kings Norton, Birmingham, B38 8BG

Offers Over £800,000



0121 274 3508



1394 Pershore Road, Stirchley, Birmingham, B30 2PH



www.robinsonestates.net



tim@robinsonestates.net

Beaks Hill Road, Kings Norton, Birmingham, B38 8BG

+++ CALLING ALL FAMILIES WITH TEENAGERS OR GRANDPARENTS WHO NEED THEIR OWN SPACE ! +++ This Beautiful Detached Family Home With Self - Contained Two Bedroom Living Quarters Attached To The Main House Could Be Exactly What You Need - With Driveway For Multiple Cars & Double Garage As Well As Superb Dining Kitchen + Open Space Living Room With Bi-Fold Doors Opening To Delightful & Well Stocked Rear Garden.

Located Right Next To The Historic Green At Kings Norton & Near To Local Motorway Network, This Truly Sensational & Bespoke Property Has a Fantastic Main Bedroom In The Main Building With Modern Bathroom & Spacious Dressing Room Area & With Two Further Bedrooms & Main Bathroom.

The Ground Floor Of The Main Building Provides The Ultimate Family Living Space With Lounge, Dining Room, Further Reception Room / Office Or Even Another Bedroom As Well As A Utility Room & Downstairs Wc - EP RATING - C





Entrance Hall

Downstairs Wc

Living Room

7.8m x 5.23m (25'7" x 17'2")

Measurements taken include maximum dimensions





Dining Room

4.06m x 3.99m (13'4" x 13'1")

Dining Kitchen

6.5m x 4.09m (21'4" x 13'5")

Utility Room

3.71m x 2.26m (12'2" x 7'5")

Reception / Office / Additional Bedroom

3.91m x 3.68m (12'10" x 12'1")

Main Bedroom

6.63m x 3.99m (21'9" x 13'1")

Measurements taken include maximum dimensions

Dressing Room Area

4.72m x 2.31m (15'6" x 7'7")

Measurements taken include area to the back of fitted wardrobes

En-Suite Bathroom

3.02m x 2.95m (9'11" x 9'8")

Bedroom 2

5.26m x 3.28m (17'3" x 10'9")

Measurements taken are to back of fitted wardrobes

Bedroom 3

4.65m x 3.1m (15'3" x 10'2")



Bathroom

3.89m x 1.78m (12'9" x 5'10")

Measurements taken include maximum dimensions

Double Garage

5.69m x 5.31m (18'8" x 17'5")

Approximate measurements given

ADDITIONAL LIVING QUARTERS

Own Porch

Living Room

4.95m x 4.67m (16'3" x 15'4")

Measurements taken include area into bay window

Kitchen

5.13m x 4.78m (16'10" x 15'8")

Measurements taken include maximum dimensions

Bedroom 1

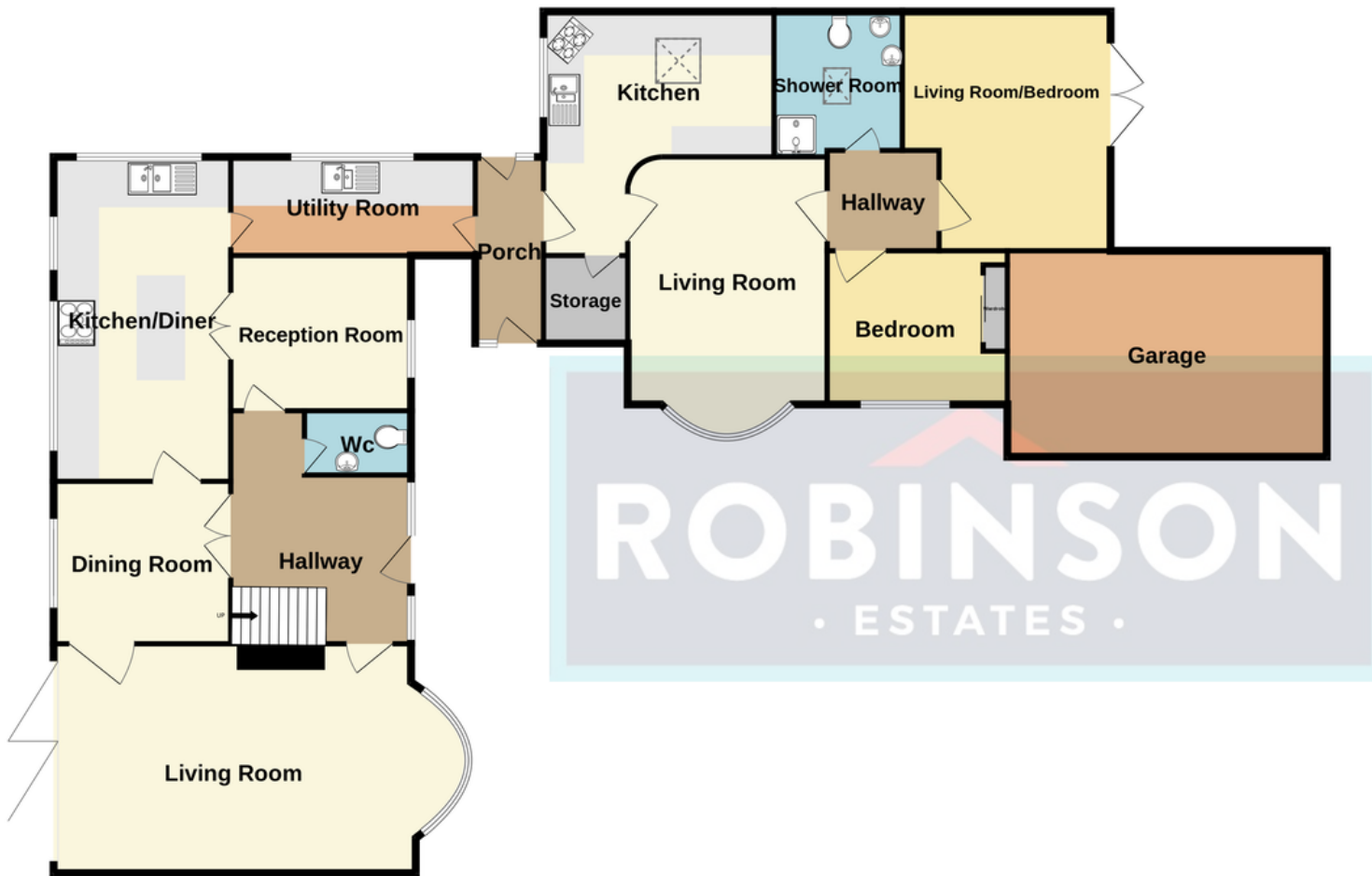
4.24m x 3.66m (13'11" x 12'0")

Bedroom 2

3.66m x 3.51m (12'0" x 11'6")

Inner Hall





2 BEAKS HILL ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

