



29 Beaumont Road
Bournville, Birmingham, B30 2EA

Offers Over £395,000

SUPERB, SUPER STYLISH PERIOD HOME IN THE HEART OF BOURNVILLE – BEAUTIFUL CHARACTER FEATURES & GARDEN OFFICE / GYM! Located in this much sought-after position in Bournville, perfectly placed for all of the area's most in-demand amenities including local schools, a short stroll to Cotteridge Park, and excellent commuter links via Bournville train station. Ideally positioned to enjoy Stirchley's vibrant and ever-popular high street, with its fantastic mix of independent businesses, you couldn't wish to be better located! This wonderful three-bedroom period home offers a perfect blend of character and modern living. Boasting a lovely through lounge dining room with a refurbished stained-glass bay window and period fireplace, dining area with picture French doors, modern breakfast kitchen, and a wonderful mature garden with outbuildings, patios, and a garden office / gym. Upstairs you'll find a superb main bedroom with sash windows and period fireplace, a further second double bedroom with period fireplace and garden views, refurbished bathroom, and an additional rear sunny bedroom with a leafy outlook. This is such a lovely home, waiting for the next lucky owner! To book your viewing please call our Bournville team!



Approach

This beautifully presented and much improved three-bedroom mid-terrace home is approached via a front boundary hedgerow and low-level wall, leading to a smart, low-maintenance fore garden. A blue engineering brick pathway leads to a storm porch with original Minton tiled flooring, exposed brick detailing and an original-style hardwood glazed front door opening into:

Hallway

A welcoming entrance hall with laminate flooring, decorative archway with corbels, cornicing, and stairs rising to the first floor. A stripped pine door leads through to:

Open Plan Living/Dining Room

16'01" x 10'11" (4.90m x 3.33m)

A superb open plan living space full of character and natural light. The lounge area features a double glazed bay window with stained glass leaded lights, a decorative cast iron fireplace with tiled surround, picture rails and bespoke alcove shelving. The space flows seamlessly into the dining area:

Dining Area

14'02" x 10'11" (4.32m x 3.33m)

A stylish and well-balanced room with exposed brick chimney recess, slate hearth and floating oak beam, alongside fitted shelving and workspace. French doors open directly onto the rear garden, creating a lovely connection between inside and out. From the dining area steps leads down to;

Breakfast - Kitchen

17'08" x 7'10" (5.38m x 2.39m)

An impressive and thoughtfully designed kitchen, fitted with a range of navy wall and base units with granite work surfaces and matching splashbacks. Integrated Bosch appliances include a gas hob, oven and dishwasher, complemented by a Belfast sink and breakfast bar area. Finished with herringbone flooring, Victorian-style radiator, and excellent natural light from sash windows and dual-aspect windows, this is a standout space for both everyday living and entertaining. A useful pantry provides additional storage.



First Floor Accommodation

The staircase rises to a landing with loft access and useful over stairs storage, with doors leading to:

Bedroom One

13'05" x 14'05" (4.09m x 4.39m)

With two wooden framed double glazed sash windows to the front aspect, inset decorative cast iron fireplace, ceiling light point and central heating radiator.

Bedroom Two

14'10" x 8'08" (4.52m x 2.64m)

With double glazed window to rear aspect, inset decorative cast iron fireplace, ceiling light point and central heating radiator.

Bathroom

8'10" x 5'06" (2.69m x 1.68m)

Contemporary re-fitted bathroom with panel bath with glass shower screen, mains powered shower over and hot and cold mixer tap, low flush push button WC, feature contemporary sink with hot and cold mixer tap on floating wooden shelf, frosted double glazed window to the side aspect, tiled effect floor covering, recessed spots to ceiling, heat towel rail and herringbone tiling to splash backs.

Bedroom Three

8'07" x 7'11" (2.62m x 2.41m)

With double glazed window giving leafy views to the rear aspect, ceiling light point, Victorian style central heating radiator and boiler cupboard housing style Worcester Bosch combination boiler.

Rear Garden

The Southerly facing back garden offers a lovely secluded environment not being over looked and has a block paved side return leading to out buildings and step leads down to further full width patio with planting to borders and hedgerows, then step leads down to main garden area being laid with mainly mature lawn with pathway and in-turn leading to the rear garden area with superb contemporary clad garden pod currently utilised as a home gym but with lots of varying uses such as a home office and the garden is finished with a rear access gate and panel fencing to rear border.

Garden Pod

8'11 x 11'09" (2.72m x 3.58m)

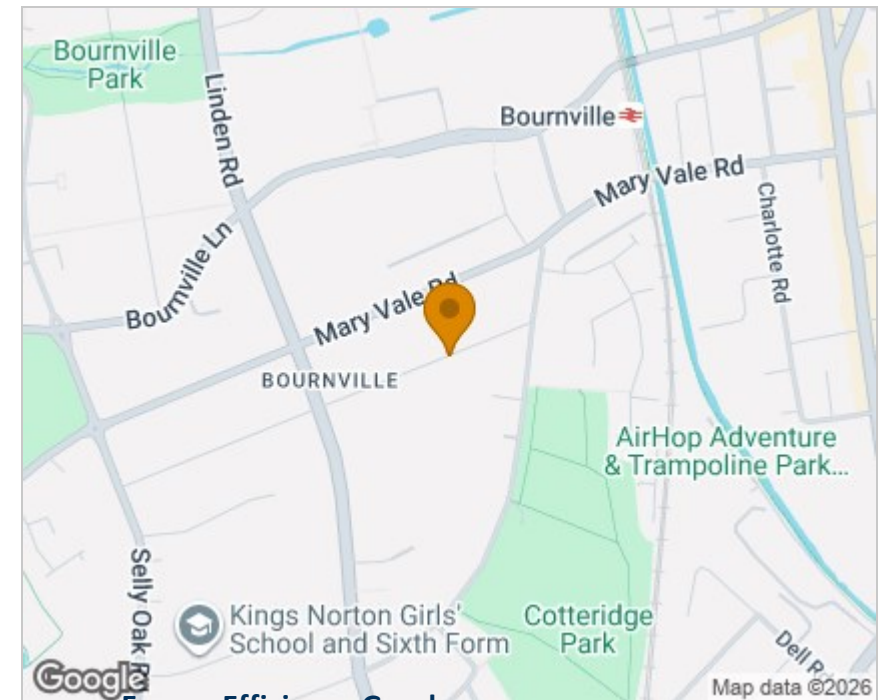
With two feature double glazed windows to the side aspect, recess spots to ceiling, electric, TV point and double glazed French doors.





Floor Plan

Area Map



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	