



49 Beaumont Road

Bournville, Birmingham, B30 2EA

Offers In The Region Of £420,000



A SUBLIME THREE STOREY, FOUR BEDROOM PERIOD HOME WITH WONDERFUL REAR VIEWS!

This is a beautifully presented period home, offers a superb blend of character, charm and stylish modern living. The current owners have carefully enhanced the property throughout, retaining a wealth of original features whilst offering excellent space and light. Ideally positioned, the property is just a short walk from Bournville train station with its excellent commuter links, and sits within easy reach of Rowheath Park and Pavilion. The vibrant and ever-popular Stirchley high street is also close by, boasting a fantastic selection of independent cafes, bars and restaurants, along with Bournville's historic village green, highly regarded local schools and the amenities of Cotteridge. The accommodation briefly comprises: a fore garden and attractive period style entrance door leading into a welcoming vestibule, an impressive hallway, front living room with bay window, dining room with French doors, breakfast kitchen and beautiful rear garden with outbuildings and open allotment views. Upstairs, the first floor offers an excellent front bedroom, two further well-proportioned bedrooms, and a family bathroom. A further staircase leads to the excellent top floor where a superb dormer loft conversion provides a fourth bedroom and stylish shower room, with the added benefit of delightful views overlooking the allotments to the rear. This is a wonderful family home! To arrange your viewing, please contact our Bournville sales team.



Approach

This beautifully presented three-storey, four-bedroom period family home is approached via a front foregarden with low-level hedgerows and walls to the boundaries, decorative flowerbeds with mature plants and shrubs, and a brick pathway leading to an attractive period style entrance door opening into:

Entrance Vestibule

With red quarry tiled flooring, wall-mounted electric fuse box, and glazed internal door with window above opening into:

Main Hallway

With laminate flooring, stairs rising to the first floor, archway with decorative corbel, central heating radiator, cornicing to ceiling, and oak internal doors opening into:

Front Reception Room

16' into bay x 11'05" to recess (4.88m into bay x 3.48m to recess)

With feature double glazed bay window to the front aspect, cornicing to ceiling, picture rail, ceiling light point, central heating radiator, and inset log burner-effect cast iron stove with slate hearth and floating wooden mantel.

Dining Room

14'03" x 11'08" (4.34m x 3.56m)

Accessed from the hallway via an oak internal door and step, with floor-to-ceiling double glazed French doors and window above providing access to the rear garden and enjoying wonderful rear views, ceiling light point, picture rail, continued laminate flooring, central heating radiator, and further oak internal door and step leading into:

Breakfast Kitchen

17'08" x 7'11" (5.38m x 2.41m)

With double glazed sash window to the side aspect, double glazed window and door providing access to the rear garden, additional double glazed window to the rear aspect, and built-in boiler cupboard housing the Atag combination central heating boiler with space under for a dishwasher. The kitchen offers a range of wall and base units incorporating a glazed display unit, under-counter fridge and freezer, integrated Neff double oven, four-ring gas hob with stainless steel extractor above, space for washing machine, one-and-a-half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, roll-edge work surfaces, two ceiling light points, central heating radiator, and double opening louvre doors opening into the pantry, providing excellent understairs storage.

First Floor Accommodation

From the hallway, the staircase with decorative balustrading rises to the split-level first floor landing with ceiling light point. A further turning staircase rises to the top floor. There is also an understairs storage area and internal doors opening into:

Bedroom Two

13'04" x 14'11" (4.06m x 4.55m)

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

Bedroom Three

14'03" x 9'2" to recess (4.34m x 2.79m to recess)

With double glazed sash window to the rear aspect, central heating radiator, laminate wood-effect flooring, inset decorative cast iron fireplace, and ceiling light point.

Bathroom

4'11" x 6'07" (1.50m x 2.01m)

Accessed from the hallway via steps and an internal door, with tongue and groove panel bath with hot and cold taps and Mira Sport electric shower over, pedestal wash hand basin with hot and cold taps, low flush WC, central heating radiator, fully tiled walls, tiled-effect flooring, frosted double glazed window to the side aspect, and ceiling light point.

Bedroom Four / Study

10'05" x 8' (3.18m x 2.44m)

With double glazed sash window to the rear aspect enjoying lovely open views, ceiling light point, laminate flooring, and central heating radiator.

Top Floor Accommodation

From the first floor landing, the staircase rises to the top floor landing with self-closing fire door opening into:

Bedroom One

20'07" x 11'07" max (6.27m x 3.53m max)

A superb dual-aspect bedroom with double glazed Velux roof light to the front aspect, built-in triple storage units to the alcoves, exposed hardwood flooring, superb double glazed dormer window to the rear enjoying wonderful open views, central heating radiator, ceiling light point, and door opening into:

En-Suite

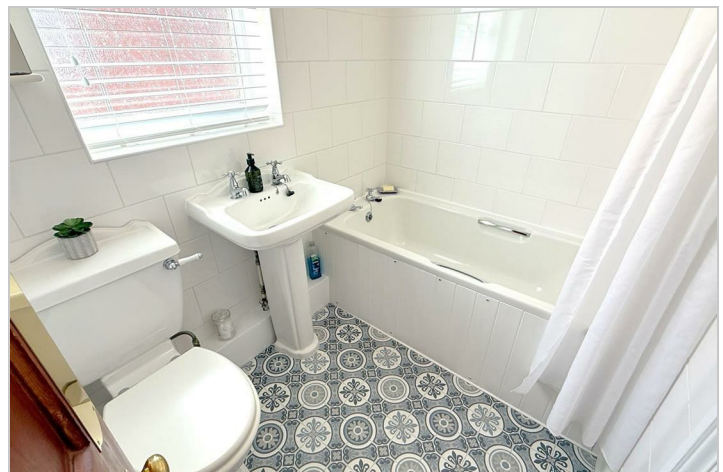
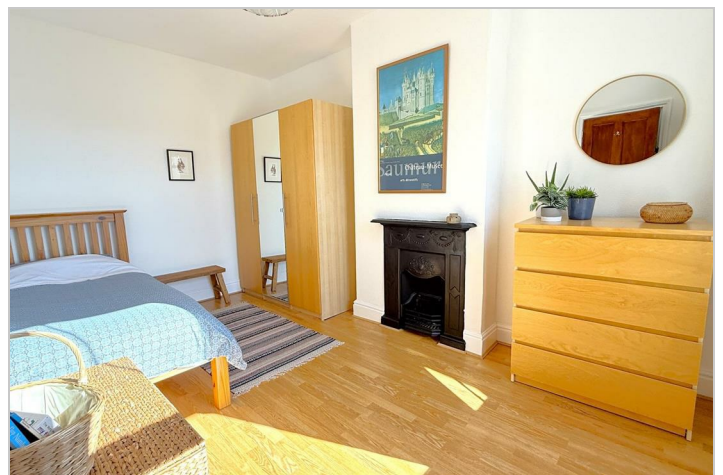
10'04" max x 4'11" max (3.15m max x 1.50m max)

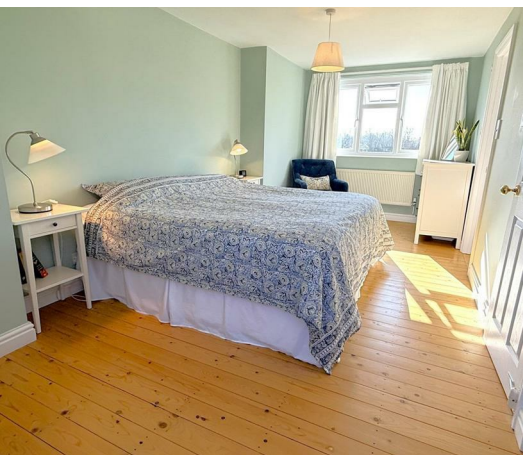
With pedestal wash hand basin with mixer tap, push-button low flush WC, walk-in shower with Mira Sport shower, fully

tiled walls, double glazed window to the rear aspect, central heating radiator, ceiling light point, and ceiling-mounted extractor.

Rear Garden

Accessed from the French doors in the dining room or from the kitchen, leading to a blue engineering brick side return with decorative flowerbeds to the borders. This in turn leads to a patio and two brick-built outbuildings, before opening into the main garden area with initial raised flowerbeds and steps down to a patio offering lovely outside seating and entertaining space, together with open views over the rear allotments. A pathway then leads to a further garden area laid mainly to mature lawn with decorative hedgerows to the boundaries, rear wooden access gate, further open allotment views, and a raised vegetable patch. The garden can also be accessed from the road via a secure shared side and rear path.





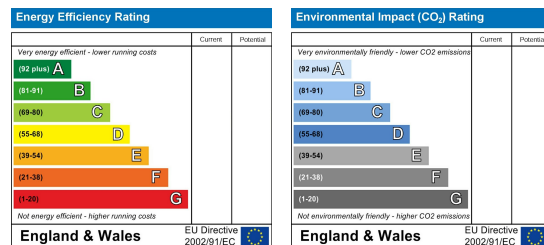
Floor Plan



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.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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