



**Beechwood Park Road, Solihull**

Guide Price £615,000





## PROPERTY OVERVIEW

This delightful three bedroom semi-detached family home is set on a sought after road close to local amenities and well-regarded schools, making it an excellent choice for families.

The property has been thoughtfully extended and is accessed via a welcoming entrance hallway, which leads into the heart of the home – an impressive open plan kitchen/dining room. This space is flooded with natural light thanks to double doors opening onto the garden and a set of skylights overhead, creating an inviting atmosphere for family meals and entertaining guests.

The ground floor also features two spacious and versatile reception rooms that flow into one another, offering plenty of space for relaxation, play, or work. A practical utility room provides additional convenience, while the single garage with an electric door ensures secure storage or parking.

Upstairs, you will find three generously sized double bedrooms, a very large family bathroom, and a spacious landing area that can easily accommodate a home office or a comfortable seating area, catering to the needs of modern living.





The outside space of this property is equally impressive. To the rear, there is a well maintained garden that offers a peaceful retreat for both adults and children, with plenty of room for outdoor seating.

At the front, a large driveway offers ample off-street parking for several vehicles (perfect for families with multiple cars or visitors), and the property's attractive frontage adds to its kerb appeal.

The combination of generous outside space and a superb location makes this home an ideal choice for buyers seeking both comfort and convenience.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold





- Three Bedroom Semi-Detached Family Home
- Great Location Close To All Amenities & Schools
- Thoughtfully Extended & Beautifully Presented Throughout
- Open Plan Kitchen / Dining Room At The Heart Of The Home
- Two Large & Versatile Reception Rooms
- Three Generously Sized Bedrooms
- Large Family Bathroom
- Well Maintained Private Rear Garden
- Driveway For Multiple Vehicles & Single Garage

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

11' 11" x 19' 11" (3.62m x 6.06m)

#### **SNUG**

13' 2" x 14' 0" (4.02m x 4.26m)

#### **KITCHEN/DINING ROOM**

16' 5" x 20' 4" (5.00m x 6.21m)

#### **UTILITY**

7' 6" x 6' 4" (2.29m x 1.93m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 11" x 14' 5" (3.62m x 4.39m)

#### **BEDROOM TWO**

8' 0" x 18' 7" (2.43m x 5.66m)

#### **BEDROOM THREE**

9' 9" x 15' 10" (2.98m x 4.82m)

#### **BATHROOM**

16' 7" x 8' 8" (5.06m x 2.63m)

#### **TOTAL SQUARE FOOTAGE**

175.0 sq.m (1879 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WELL MAINTAINED REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, underfloor heating, garden shed, electric garage door, some carpets and curtains, all light fittings, car charging point (fitted 2023) and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
175 sq m / 1879 sq ft



Ground Floor  
Approx 102 sq m / 1097 sq ft

Denotes head height below 1.5m



First Floor  
Approx 73 sq m / 782 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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