



Connells

Beaumont Drive  
Harborne





## Property Description

A Stunning Family Home in the Heart of Harborne, Moments from Grove Park

Ideally situated in one of Harborne's most sought-after locations, just a short walk from the ever-popular Grove Park, this delightful and beautifully presented family home offers generous, versatile accommodation that is perfectly suited to modern family living.

From the moment you step inside, the property impresses with its warm and welcoming feel, combining character with contemporary comfort. The well-proportioned living spaces flow effortlessly, providing an ideal balance of areas for relaxation, entertaining, and everyday family life. The addition of a bright and spacious conservatory enhances the ground floor accommodation, flooding the home with natural light and offering a wonderful outlook onto the garden - an ideal space for dining, entertaining, or simply enjoying the changing seasons.

The ground floor also benefits from the convenience of a WC, a highly desirable feature for busy households and visiting guests alike. Throughout the home, the accommodation is thoughtfully arranged, offering excellent room sizes and a flexible layout that can adapt to a variety of lifestyle needs.

Upstairs, the property continues to impress with comfortable bedrooms and well-appointed family bathroom facilities, all finished to a high standard. Each room enjoys a pleasant outlook, contributing to the overall sense of space and tranquillity that this home provides.

## Approach

Set behind a driveway for several cars, door onto porch, electric vehicle charger.

## Porch

Enclosed porch with door onto;

## Entrance Hallway

Ceiling light point, luxury vinyl tiles,

## Guest Cloakroom

Low flush w.c, vanity hand wash basin, ceiling light point, part tiling.

## Lounge

14' 7" x 11' 2" ( 4.45m x 3.40m )

Two ceiling light points, radiator, double glazed window to front, coving to ceiling, double opening doors onto dining room, luxury vinyl tiles

## Kitchen/Dining Room

17' 7" x 11' 3" ( 5.36m x 3.43m )

Bespoke fitted kitchen with a range of matching units to include, 4 ring gas hob, fitted oven, larder cupboard, sink with drainer and mixer tap, custom built breakfast bar, ceiling spotlighting, bespoke skirting lighting, dining area.

## Conservatory

16' 4" x 7' 7" ( 4.98m x 2.31m )

Conservatory area currently being used as an office, comprising of wall mounted boiler, laminated floor, fitted desk unit with drawers to either side, french doors to garden, double opening doors to utility area.

## Landing

Ceiling light point, loft access, radiator

## Bedroom One

13' 9" x 9' 1" ( 4.19m x 2.77m )

Ceiling light point, double glazed window to rear

## Bedroom Two

13' 1" x 10' 10" ( 3.99m x 3.30m )

Ceiling light point, double glazed window to front,

## Bedroom Three

8' 10" x 8' 9" ( 2.69m x 2.67m )

Ceiling light point, double glazed window to rear.

## Bathroom

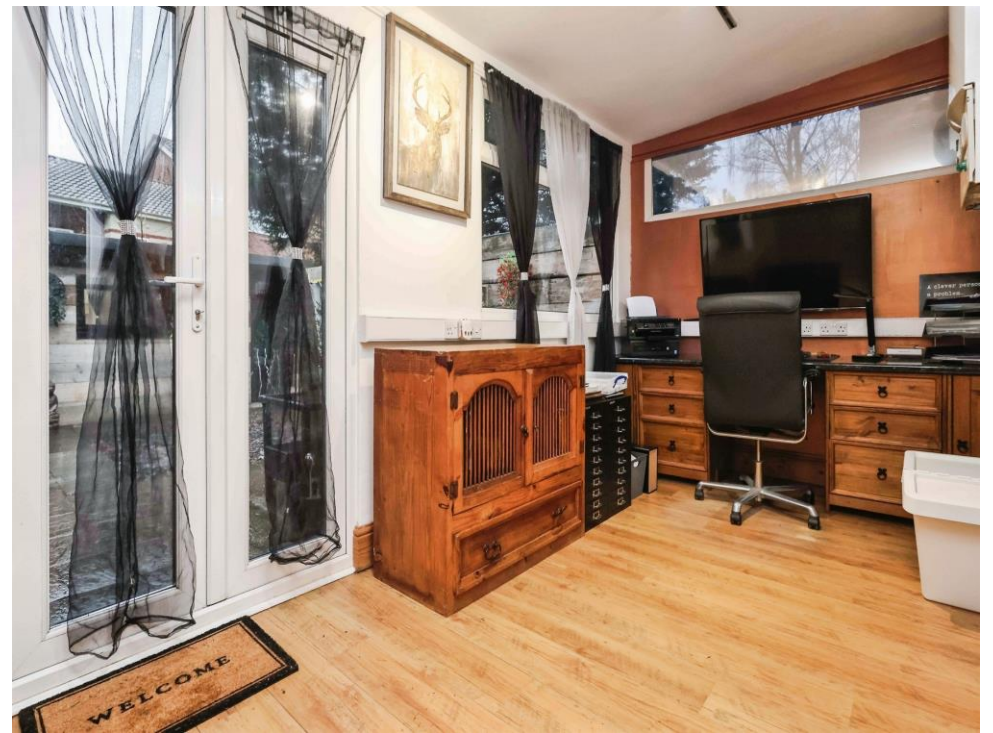
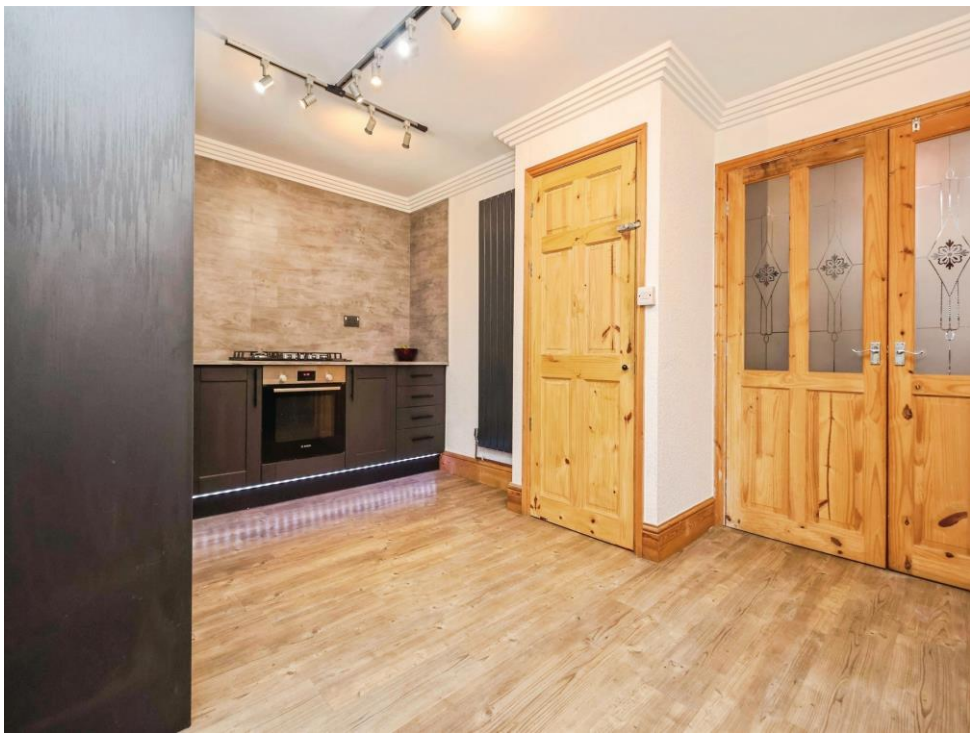
Suit comprising of bath with shower over, low flush w.c, hand wash basin, heated towel rail, double glazed window to front.

## Rear Garden

Easily maintained rear garden.

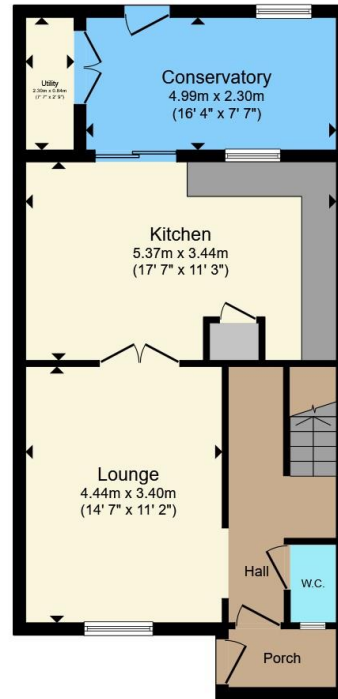




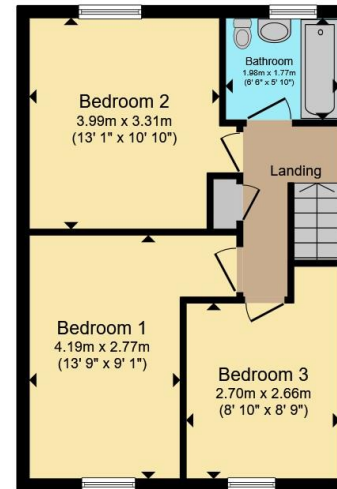








**Ground Floor**



**First Floor**

Total floor area 101.2 m<sup>2</sup> (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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158 High Street Harborne  
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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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