



22 Beech Road  
Bournville, Birmingham, B30 1LJ

Offers In The Region Of £575,000



LOVELY THREE BEDROOM HOME ON ONE OF BOURNVILLE'S MOST SOUGHT-AFTER ROADS! Situated on one of Bournville's most desirable roads within the highly regarded BVT Conservation Area, this delightful three-bedroom period semi-detached home offers generous accommodation, superb potential, and a truly exceptional mature rear garden. Perfectly positioned in the heart of Bournville, the property is just a short stroll from Bournville Park and the historic village green, with its excellent range of local amenities. It is also ideally located for highly regarded local schools, including the village primary school and Girls and Boys school, together with excellent commuter links via Bournville train station to the QE Hospital, the University of Birmingham, and Birmingham City Centre. Full of character and charm, the accommodation briefly comprises: a mature fore-garden with driveway, welcoming entrance hallway, living room, dining room, extended kitchen, ground floor wet room. Externally, the property further benefits from a double-length garage/workshop and a wonderful mature rear garden, offering a peaceful setting and plenty of scope for keen gardeners and families alike. To the first floor are three double bedrooms and the family bathroom. This is a fantastic opportunity to acquire a charming home with enormous potential in one of the area's most sought-after locations. To arrange your viewing, please contact our Bournville Sales Team.



#### Approach

This lovely period Bournville home is approached via a front block-paved driveway leading to wooden electronic garage doors. There is also a fore garden laid to lawn with decorative flowerbeds to the borders, which in turn leads to a double glazed entrance door with accompanying wooden-framed double glazed window, opening into:

#### Entrance Porch

With original red quarry tiled flooring, ceiling light point, and a frosted glazed front door with accompanying side single glazed window, opening into:

#### Entrance Hall

With ceiling light point, central heating radiator, stairs rising to the first floor with decorative balustrades, corniced ceiling, and a door to an under-stairs storage cupboard housing the electric and gas meters and light point. Laminate flooring throughout, with an internal door opening into:

#### Front Reception Room

12'09" into recess x 14'04" into bay (3.89m into recess x 4.37m into bay)

With cornice to ceiling, ceiling light point, double glazed wooden-framed bay window to the front aspect, central heating radiator, and inset electric fire with feature surround and raised tiled hearth.

#### Rear Reception Room

13'06" x 12'09" (4.11m x 3.89m)

With double glazed French doors and overhead window opening out to the rear garden, ceiling light point, central heating radiator, serving hatch to the kitchen, and wall-mounted gas fire (not tested).

#### Enlarged Kitchen/Utility

9'09" x 8'10" (2.97m x 2.69m )

The kitchen comprises a matching range of wall and base units, wooden-framed double glazed window to the rear aspect, serving hatch to the dining room, strip ceiling light point, and work surfaces incorporating a stainless steel sink and double drainer with mixer tap. There is a four-ring Hotpoint hob with extractor over, integrated Hotpoint oven and grill, space for a fridge freezer, tiled effect flooring, and tiled splashbacks. Open access leads into:

#### Utility Area

8'03" x 9'02" (2.51m x 2.79m)

With work surface, space for washing machine and additional fridge freezer, stainless steel sink and drainer with mixer tap, wall and base units, wooden-framed double glazed window to the side aspect, strip ceiling light point, door to garage, and sliding door opening into:



#### Ground Floor Wet Room

6'10" x 4'06" (2.08m x 1.37m)

With double glazed window to the rear aspect, ceiling light point, low flush WC, space-saving wash hand basin set within a vanity unit with storage, heated chrome towel rail, mains powered shower, and extractor fan.

#### Garage and Workshop

7'03" x 12' (2.21m x 3.66m)

Comprising an initial gardening/storage area with double glazed wooden door and side window to the rear garden, ceiling light point, storage cupboard, and glazed door leading into:

#### Workshop

11'02" x 11'06" (3.40m x 3.51m)

With strip ceiling light point, various electric points and stud wall and door opens into:

#### Main Garage

17'01" x 11'06" (5.21m x 3.51m)

With wooden doors to driveway, strip ceiling light point and further electric points.

#### First Floor Accommodation

From the hallway, a turning staircase with decorative balustrades rises to the first floor landing, having two wooden-framed double glazed windows to the side aspect, ceiling light point, loft access, and doors leading to:

#### Bedroom One

12'02" x 12'10" (3.71m x 3.91m)

With wooden-framed double glazed window to the front aspect, central heating radiator, and ceiling light point.

#### Bedroom Two

13'03" x 10'09" (4.04m x 3.28m)

With wooden framed double glazed window to the rear aspect, ceiling light point and central heating radiator.

#### Bedroom Three

8'06" x 9'11" (2.59m x 3.02m)

With three wooden framed double glazed windows to the rear aspect, ceiling light point and central heating radiator.

#### Family Bathroom

8'02" x 6'04" (2.49m x 1.93m)

A three piece bathroom suite comprising panel bath with mains powered shower over and hot and cold taps, low flush WC, wash hand basin on pedestal with hot and cold taps, frosted wooden framed double glazed window to the front aspect, fully tiled to all walls and airing cupboard housing the Baxi combination boiler and in-built shelving.

#### Rear Garden

Accessed via the rear reception room and garage, the garden features an initial patio area with pathway leading to the main lawn. The garden is predominantly laid to lawn with sculptured flowerbeds to the borders, well-stocked with mature trees, plants, and shrubs. To the rear is a further garden area with additional flowerbeds, greenhouse, mature planting, and garden shed, all enclosed by hedgerow boundaries.



## Floor Plan



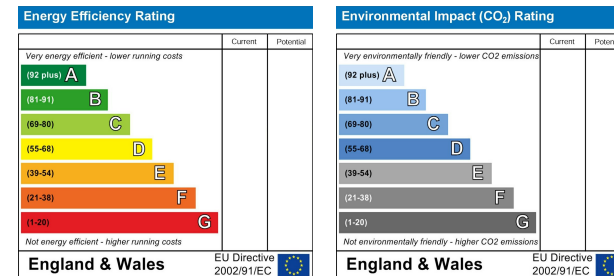
## Viewing

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

## Area Map



## Energy Efficiency Graph



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