



BEAMINSTER ROAD, SOLIHULL, B91 1NA
ASKING PRICE OF £750,000



»X Impressive Four Bedroom Extended Detached

»X Within Tudor Grange Academy Catchment

»X Walking Distance To Solihull Town Centre

»X Immaculately Maintained & Decorated

»X Two Reception Rooms

»X Large UPVC Double Glazed Conservatory

»X Extended Breakfast Kitchen

»X Garage

»X Large South Facing Garden

PROPERTY OVERVIEW

Situated in a most sought after road of Solihull, a fantastic opportunity to purchase this impressive extended four bedroom traditional detached within easy walking distance to Solihull town centre. This property stands within the Tudor Grange Academy catchment and benefits from gas central heating, double glazing and has the added attraction of a large south facing rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, two reception rooms, conservatory, large extended breakfast kitchen, utility room, downstairs WC, four bedrooms, ensuite shower room, family bathroom, garage and large south facing rear garden.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band F

TENURE

Freehold

SERVICES

Mains gas, electricity and sewers

BROADBAND

Virgin - Fibre optic

LOFT SPACE

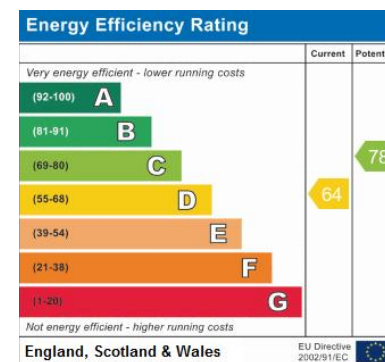
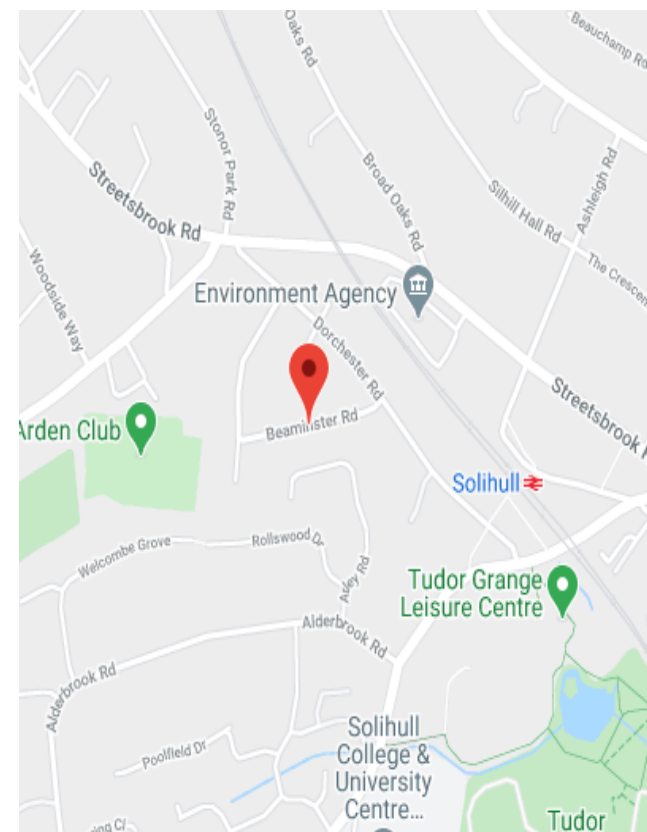
Part boarded with ladder and lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker, extractor, microwave, fridge freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings and garden shed/summer house



ENCLOSED PORCH

ENTRANCE HALL

15' 4" x 6' 5" (4.68m x 1.96m)

RECEPTION ROOM ONE

16' 11" x 11' 10" (5.17m x 3.62m)

RECEPTION TWO

15' 5" x 11' 5" (4.72m x 3.48m)

CONSERVATORY

14' 9" x 11' 10" (max) (4.51m x 3.62m)

BREAKFAST KITCHEN

21' 2" x 13' 6" (6.47m x 4.13m)

UTILITY ROOM

8' 7" x 6' 11" (max) (2.64m x 2.11m)

WC

4' 0" x 2' 4" (1.24m x 0.72m)

INTEGRAL GARAGE

17' 0" x 8' 2" (5.19m x 2.51m)

FIRST FLOOR

BEDROOM ONE

16' 11" x 11' 10" (max) (5.16m x 3.62m)

ENSUITE

6' 9" x 6' 7" (2.06m x 2.03m)

BEDROOM TWO

16' 0" x 11' 5" (max) (4.88m x 3.48m)

BEDROOM THREE

15' 1" x 7' 8" (4.60m x 2.36m)

BEDROOM FOUR

10' 4" x 7' 6" (3.16m x 2.31m)

BATHROOM

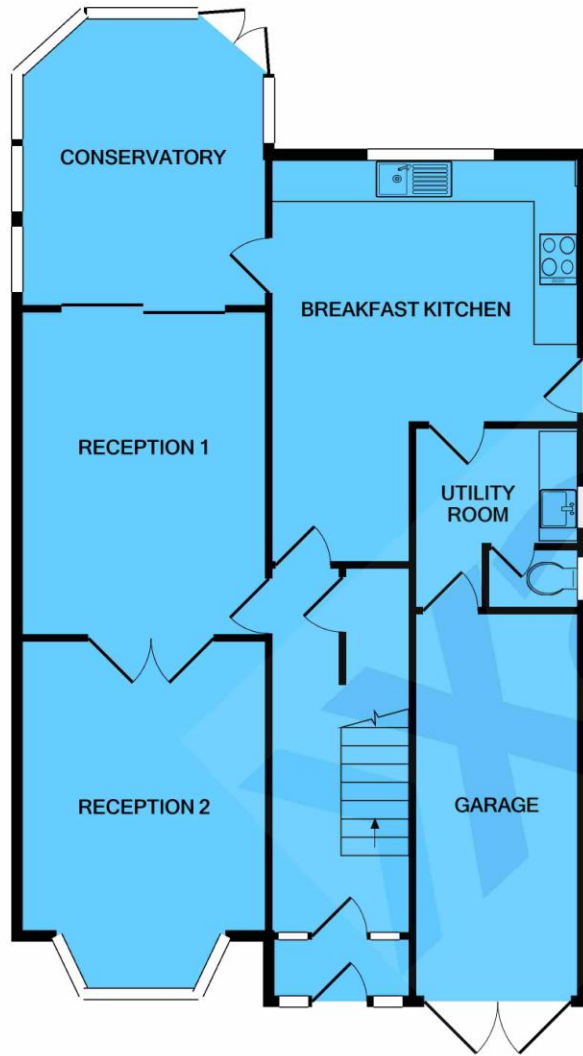
9' 10" x 6' 9" (3.00m x 2.06m)

OUTSIDE THE PROPERTY

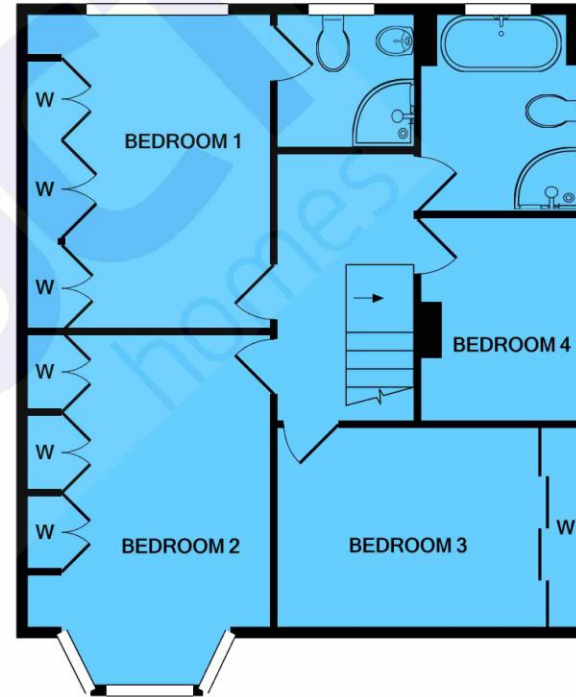
LARGE SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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