

14 Beauchamp Road

Solihull, B91 2BX





FOUR BEDROOM DETACHED FAMILY RESIDENCE

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Spacious Lounge & Dining Rooms
- Breakfast Kitchen
- Fantastic Family Room
- Cul de Sac Position
- Walking Distance of Solihull Town Centre
- Garage & Large Driveway
- Sought After Location
- Utility Room & Separate Wc

ACCOMMODATION

An extended four bedroom detached family residence enjoying a cul de sac position in a sought after location within walking distance of Solihull town centre.

The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, superb breakfast kitchen, spacious open plan lounge and dining area, fantastic family room, utility, large landing area, master bedroom with en suite bathroom/wc, three further good size bedroom, family bathroom/wc, large block paved driveway, garage and enclosed rear garden.



ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM WITH SEPARATE WC

BREAKFAST KITCHEN

19' 5" x 11' 4" (5.92m x 3.45m)

LOUNGE AREA

18' 3" x 12' 0" (5.56m x 3.66m)
opening to:

DINING AREA

20' 9" x 10' 0" (6.32m x 3.05m)

L SHAPED FAMILY ROOM

**22' 0" max 7' 9" min x 19' 7" max
7' 7" min (6.71m 2.36m x 5.97m
2.31m)**

UTILITY ROOM

FIRST FLOOR LANDING

MASTER BEDROOM

21' 7" max x 10' 6" (6.58m x 3.2m)

ENSUITE BATHROOM/WC

BEDROOM TWO

**10' 1" x 11' 4" max (3.07m x
3.45m)**

BEDROOM THREE

10' 5" x 9' 0" (3.18m x 2.74m)

BEDROOM FOUR

9' 1" x 9' 0" (2.77m x 2.74m)

FAMILY BATHROOM/WC

LARGE BLOCK PAVED DRIVEWAY

GARAGE

18' 1" x 10' 2" (5.51m x 3.1m)

ENCLOSED REAR GARDEN









Asking Price Of £599,950

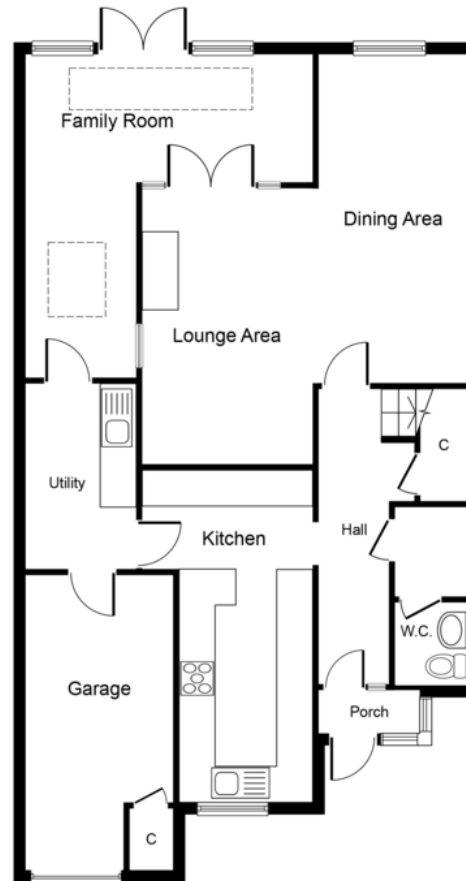
TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

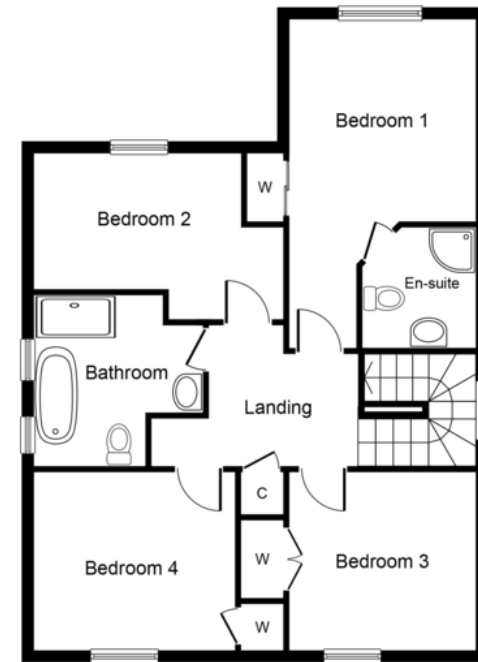
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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Ground Floor



First Floor

Approx. Gross Internal Floor Area 2,117 sq. ft. (196.7 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	