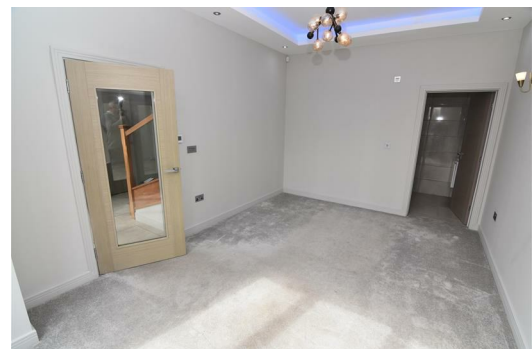




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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**151 Coleshill Road, Beaufort Park, Hodge Hill,
Birmingham B36 8DY
Price £799.995**

A rare opportunity to acquire one of the most stand out properties on the Beaufort Park Development comprising of a 6 bedroom, double fronted detached family home. The property benefits from underfloor central heating to the ground floor, gas fired central heating throughout the remainder of the property, UPVC double glazing, immaculate decoration and fittings throughout. Additional benefits including Nest Climate Control and a high quality CCTV system. No upward chain.



Beaufort Park is a continuation of Coleshill Road Hodge Hill running away from the Fox & Goose Shopping Centre.

The property is set back from a private road behind a full width block paved foregarden/vehicular driveway that provides parking space for multiple vehicles.

The property is built of traditional three storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

Electronic opening composite front door.

SPACIOUS RECEPTION HALL

With ceramic tiled floor having underfloor heating. Understairs storage cupboard.

OFF IS A HALF TILED FULLY FITTED CLOAKROOM

Ceramic tiled floor with underfloor heating, low flush w.c. vanity wash hand basin.

SITTING ROOM (FRONT)

19'1 x 11'1 (5.82m x 3.38m)

Underfloor heating, UPVC double glazed bay window, large feature electric fire, centre and 2 wall light points, plus additional spotlights.

LOUNGE (FRONT)

16'1 x 11'1 (4.90m x 3.38m)

Underfloor heating, UPVC double glazed window, centre and 2 wall light points, plus spotlights.

OFF IS A FITTED TILED SHOWER ROOM

6'1 x 5'5 (1.85m x 1.65m)

Underfloor heating, ceramic tiled walls, separate shower cubicle, vanity wash hand basin, low flush w.c.

FULL WIDTH DINING KITCHEN

in total 30'1 x 15'1 (in total 9.17m x 4.60m)

COMPRISING KITCHEN AREA

16'7 x 13'9 (max 10'1 (min) (5.05m x 4.19m (max 3.07m (min)))

Stainless steel sink unit with expensive work surface and draining board. 2 double door and 3 single door base units, 3 drawer base units, double door and 4 single door wall units, integrated and concealed dishwasher and washing machine, additional single door wall unit concealing the modern gas fired central heating boiler. 5 ring gas hob, built in eye level oven and microwave with 2 full height integrated fridge freezers either side.

Separate island with additional double door and single door base unit and breakfast bar seating. Centre light point, spotlights, air conditioning unit. UPVC full height windows and bifold doors leading to rear garden.

OFF IS A UTILITY AREA

5'3 x 4'8 (1.60m x 1.42m)

Stainless steel sink unit with mixer taps and double door base unit below. Double door wall unit, ceramic tiled floor with underfloor heating.

DINING AREA

14'4 x 13' (4.37m x 3.96m)

Modern ceramic tiled floor with underfloor heating, full height double door storage unit, opening to

CONSERVATORY STYLE SITTING ROOM

13' x 9'7 (3.96m x 2.92m)

Matching ceramic tiled floor with underfloor heating, UPVC double glazed windows and bifold doors.

ON THE FIRST FLOOR

LARGE SPACIOUS LANDING

Full height UPVC double glazed picture window, single panel central heating radiator.

Off is a large walk in linen and airing cupboard housing the lagged hot copper cylinder water tank and heating controls.

MASTER BEDROOM 1 (REAR)

19'2 (max) x 9'9 (max) (5.84m (max) x 2.97m (max))

UPVC double glazed windows and double doors overlooking rear garden. Mirror fronted 3 door wardrobe with additional shelving, single panel central heating radiator. Spotlights air conditioning unit.

OFF IS AN EN SUITE SHOWER ROOM

5'4 x 5'1 (1.63m x 1.55m)

Ceramic tiled floor, modern shower cubicle, vanity wash hand basin with drawers below. Low flush w.c. heated towel rail.

BEDROOM 2 (FRONT)

16' (max) x 10'10 (min) x 11'1 (4.88m (max) x 3.30m (min) x 3.38m)

UPVC double glazed window, single panel central heating radiator, air conditioning unit, mirror fronted double door wardrobe, centre light point and spotlights.

OFF IS AN EN SUITE SHOWER ROOM

6'5 x 5' (1.96m x 1.52m)

Tiled walls and floor, shower cubicle, vanity wash hand basin with drawer below, low flush w.c. heated towel rail.

BEDROOM 3 (FRONT)

13'7 x 11'1 (4.14m x 3.38m)

UPVC double glazed window, single panel central heating radiator, mirror fronted double door wardrobe, centre light point and spotlights.

BEDROOM 4 (REAR)

12'9 x 11'1 (3.89m x 3.38m)

Air conditioning unit, UPVC double glazed window and double doors overlooking the rear. Mirror fronted double door wardrobe, single panel central heating radiator, centre light point and spotlights.

LUXURY TILED BATHROOM

11'10 x 5'4 (3.61m x 1.63m)

Ceramic tiled floor and walls. Panelled in bath with separate shower cubicle, vanity wash hand basin with drawer below, low flush w.c. UPVC double glazed window, heated towel rail.

ON THE SECOND FLOOR

LANDING

Single panel central heating radiator, storage cupboard to eaves.

BEDROOM 5 (REAR)

17'6 x 11'5 (5.33m x 3.48m)

Air conditioning unit, storage cupboard to eaves, Velux window, single panel central heating radiator and 2 mirror fronted double door wardrobes, spotlights.

BEDROOM 6 (REAR)

17'6 x 10'9 (5.33m x 3.28m)

Storage cupboard to eaves, single panel central heating radiator, 2 mirror fronted double door wardrobes, Velux window.

SHOWER ROOM

7'9 x 5'5 (2.36m x 1.65m)

Ceramic tiling to the walls and floor, shower cubicle with multi head shower fitment, vanity wash hand basin with drawer below, low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

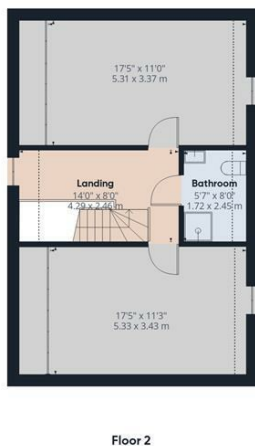
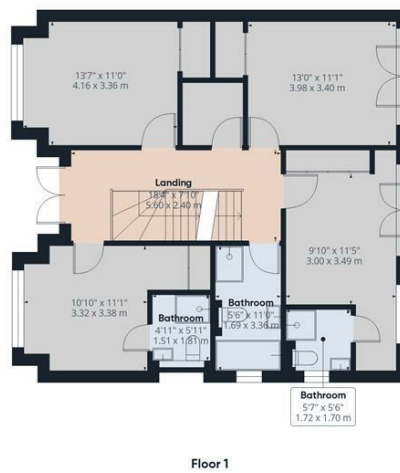
Separate tradesman's side entrance, full width paved patio, with gazebo.

Lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band F Council Tax Payable Per Annum £3,399.02 Year 2026/27.





Approximate total area^m
 2491 ft²
 231.5 m²

Reduced headroom
 40 ft²
 3.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.

