



## 156 Beaumont Road

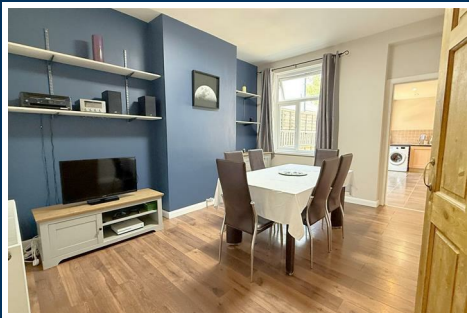
Bournville, Birmingham, B30 1NY

Asking Price £375,000





**\*PERIOD TERRACE HOME IN PRIME SPOT WITH NO ONWARD CHAIN!\*** Located on this much sought-after Beaumont Road is this lovely, three bedroom period home which offers lots of character features and is a 'blank canvas' ready for someone to add their own stamp! Such a great location being just a short stroll into Rowheath Park and Pavilions, ideal for the in-demand local schools, excellent commuter links via nearby Bournville train station and also well placed for nearby Stirchley, Cotteridge and of course the historic Bournville Village Green! The house itself is nicely presented and updated throughout and offers the following; Vestibule and hallway, two good reception rooms, good size breakfast kitchen and rear garden with outbuildings. To the first floor there are two double bedrooms, further good size single bedroom and bathroom. To book your viewing please call our Bournville sales team. EPC Rating D and Council Tax Band C.



### Approach

The property is set behind a low-maintenance Cotswold stone garden with a low-level boundary wall and decorative wrought iron gates. A shared pathway leads to steps ascending to a stylish composite double-glazed front door, complete with a frosted fanlight window above, opening into:

### Entrance Vestibule

Upon entering the property, you are welcomed into a vestibule featuring part-tiled walls and a tiled floor. A ceiling light point, alongside a wall-mounted fuse box. A frosted uPVC internal door then opens through to the main entrance hallway.

### Entrance Hallway

The hallway is fitted with laminate wood flooring and provides access to the staircase rising to the first floor. An archway with decorative corbel detailing sits at ceiling height, enhancing the period character of the space. From here, a doorway leads into the front reception room.

### Front Reception Room

16' into bay window x 10' 9 into alcove (4.88m into bay window x 3.05m 2.74m into alcove)

This bright and inviting reception room benefits from a double-glazed bay window to the front aspect and is styled with laminate wood flooring. A central heating radiator is situated beneath the window, and the room is further enhanced by a feature inset electric fire set upon a raised hearth with a marble-effect surround and mantelpiece. One alcove includes built-in wall-mounted shelving.

### Rear Reception Room

14' x 11'5 (4.27m x 3.48m)

Leading from the hallway via an interior door, the dining room continues the same laminate wood flooring and features a double-glazed window overlooking the rear garden. A ceiling light point and central heating radiator are present, with shelving fitted to both alcoves. This spacious room measures approximately 14 feet by 11 feet 5 inches. An open walkway then leads directly into the breakfast kitchen.

### Breakfast Kitchen

17'8 x 8'4 (5.38m x 2.54m)

The kitchen has been extended and designed in an L-shaped layout with a matching range of wall and base units topped with complementary work surfaces. A one and a half bowl stainless steel sink with mixer tap is set beneath a window, with tiling to all splash back areas. There is space for a freestanding range-style gas cooker, with a built-in stainless steel extractor above. Further appliance spaces are provided for a fridge freezer, washing machine and dishwasher. The kitchen benefits from double-glazed French doors opening to the side return, as well as an additional double-glazed side door and matching window offering access to the garden. Recessed spotlights are set into the ceiling, and a central heating radiator is present. A door provides access to the under stairs storage cupboard, which is fully tiled and fitted with laminate flooring, offering useful additional storage space.

### Landing

The landing is accessed via the main staircase and provides circulation to all first-floor rooms. It features

two ceiling light points, a convenient storage area, and access to the loft via a ceiling hatch.

#### Bedroom One

14'4 x 13'1 (4.37m x 3.99m)

With aspects to the front of the property and benefits from generous proportions with attractive laminate wood flooring, includes a double-glazed window allowing natural light to flood the space, and has a central heating radiator.

#### Bedroom Two

14'1 x 8'9 (4.29m x 2.67m)

Bedroom Two is situated to the rear of the property and continues the modern finish with laminate wood flooring, a double-glazed window overlooks the garden, and a central heating radiator.

#### Bedroom Three

10'10 x 8'7 (3.30m x 2.62m)

Includes a double-glazed window to the rear aspect, ceiling light point, central heating radiator and a built-in cupboard housing a Ferroli combination boiler.

#### Garden

The rear garden is accessed via the kitchen and opens first onto a block-paved side return. Sleeper steps lead to an elevated patio seating area, which in

turn flows onto a mature lawn. The garden is enclosed to all sides with timber panel fencing, offering a private and family-friendly outdoor space ideal for entertaining or relaxing.

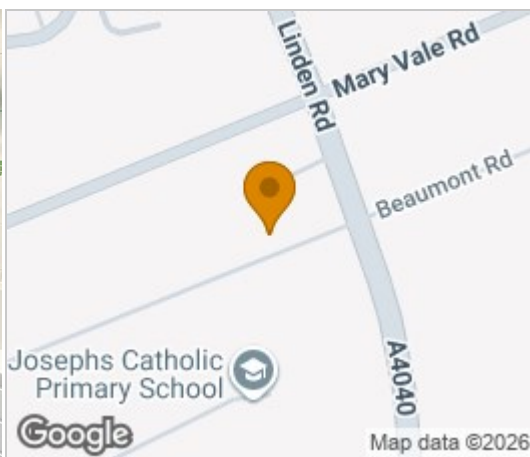
#### Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Comprising a white paneled bath with wall-mounted electric shower over, low-level WC, and pedestal washbasin. The walls are fully tiled and further having a heated towel rail, frosted double glazed window to side and laminate wood floor covering.



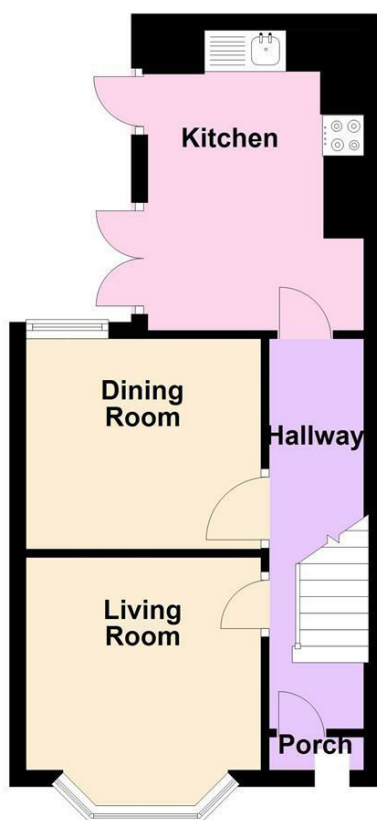




## Floor Plan

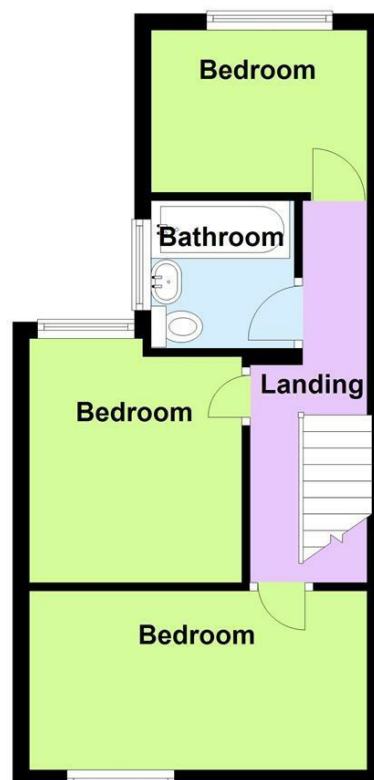
### Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.3 sq. feet)

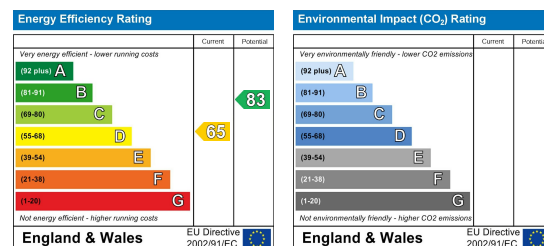


Total area: approx. 62.5 sq. metres (673.0 sq. feet)

## 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.

## Energy Efficiency Graph



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### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.