



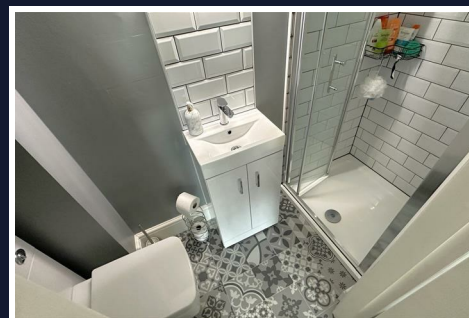
122 Beaumont Road

Bournville, Birmingham, B30 2DX

Asking Price £420,000



***SIMPLY BEAUTIFUL FOUR BEDROOM PERIOD HOME! FULLY MODERNISED!* This is an exquisite, enlarged, four bedroom period home which is beautifully presented throughout and has been fully modernised by the current owners. You couldn't be better placed for all the area has to offer being only a short walk to Bournville train station with it's excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. The house itself offers the following; fore garden, entrance vestibule, impressive entrance hallway, living room with bay window and rear living room French doors, wonderful bright and airy enlarged and re-fitted contemporary kitchen and a landscaped rear garden with a garage accessed from a rear service road off Linden Road. To the first floor there are two good bedrooms, further good size bedroom which offers a recently installed en-suite shower room and there is also a separate shower room. Furthermore a staircase then rises up to the top floor dormer loft conversion with an excellent main bedroom with built-in wardrobes and also a wonderful en-suite shower room. To book your viewing please call our Bournville sales team**



Approach

This superb, enlarged and refurbished four bedroom mid terrace property is approached via a low level boundary wall with decorative hedgerows and block paved front fore garden with steps leading up to a UPVC front entry door with frosted lattice double glazed window above opening into:

Entrance Vestibule

With tongue and groove paneling, tiled floor covering, wall mounted electric fuse box and a further UPVC fronted door with accompanying above window opening into:

Entrance Hallway

With continued tiled floor covering, ceiling light point, cornice to ceiling, decorative archway with corbels, stairs to the first floor, central heating radiator and interior door opening into:

Front Reception Room

15'9" into bay x 10'9" (4.81 into bay x 3.3)

With double glazed bay window with in-built shutters to the front aspect, cornice to ceiling, ceiling light point with ceiling rose, in-built meter cupboard and central heating radiator.

Dining Room

14'0" x 11'1" (4.27 x 3.4)

With double glazed French doors to the rear aspect, ceiling light point with ceiling rose, central heating radiator, door opening into under stairs storage area complete with plumbing facility for washing machine, further door opening into secondary under stair storage with in-built storage and open walkway into:

Refurbished Kitchen

18'6" x 8'7" (5.66 x 2.62)

This superb contemporary and large kitchen with a contemporary selection of light blue gloss fronted matching wall and base units with integrated fridge and freezer, integrated dishwasher, one and a half bowl sink and drainer with mixer tap over, double glazed window to the side aspect, inset five ring burner gas hob with contemporary extractor over and perspex splash backs, double integrated Beko oven, larder cupboard, breakfast bar area, central heating radiator, tiled floor covering, quartz work surfaces with quartz returns, recessed spots to ceiling, double glazed French doors giving views and access to the rear garden and in-built boiler cupboard housing Vaillant combination boiler.

First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to the first floor landing with three ceiling light points, further staircase with balustrades gives rise to the top floor accommodation, central heating radiator, under stairs storage/home working space and interior doors opening into:

L-Shaped Bedroom One

10'3" max x 14'2" max (3.14 max x 4.34 max)

With double glazed window to the front aspect, ceiling light point, further in-built storage and wardrobes and hanging space, wall mounted contemporary column radiator and door opening into:

Contemporary En-Suite

7'9" x 3'0" (2.38 x 0.93)

With shower cubicle with mains power shower, wash hand basin on vanity unit with mixer taps over, push button WC, tiled effect floor covering, tiled splash backs, wall mounted light point and wall mounted contemporary heated towel rail.

Bedroom Two

14'9" x 8'8" (4.5 x 2.65)

With double glazed window to the rear aspect, ceiling light point, in-built bedroom storage and wardrobes and incorporating dressing table and shelving and wall mounted contemporary column radiator.

Shower Room

5'10" x 6'6" (1.8 x 2)

With contemporary wash hand basin on vanity unit with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the side aspect, fully tiled to floor and splash backs, double walk-in shower with mains power shower over, ceiling light point, wall mounted heated chrome towel rail and wall mounted extractor fan.

Bedroom Three

10'8" x 8'6" (3.27 x 2.6)

With double glazed window to the rear aspect, ceiling light point, further in-built wardrobes and storage units and wall mounted contemporary column radiator.

Top Floor Accommodation

From landing staircase gives rise to the top floor with double glazed Velux roof light to the front aspect, ceiling light point and interior door opening into:

Superb Bedroom Four

15'6" x 10'10" (4.73 x 3.32)

Offers double glazed dormer window to the rear aspect, central heating radiator, contemporary ceiling light point, a selection of in-built I-shaped wardrobes, wall mounted contemporary flame effect fire, ceiling light point and interior door opening into:

En-Suite

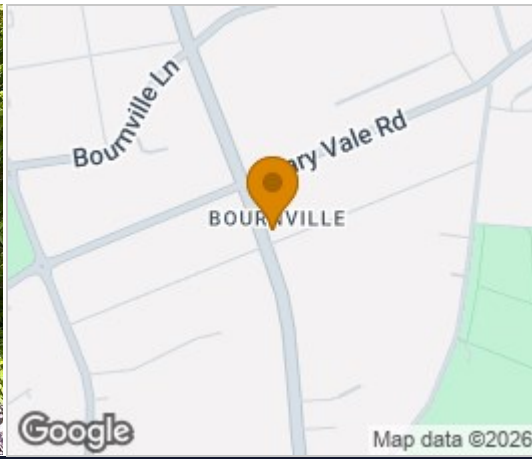
14'4" max x 6'6" min x 9'10" (4.37 max x 2 min x 3.0)

With contemporary walk-in shower with mains power shower, wash hand basin on vanity unit with storage and hot and cold mixer tap, low flush WC, wall mounted heated chrome towel rail, further double glazed Velux roof light to the front aspect, further storage to eaves space with double glazed Velux roof light to the front aspect and storage, wood effect floor covering and tiling to all splash back areas.

Rear Garden

A low maintenance garden with initial patio area with steps leading to a outside and entertaining and seating area then pathway leads on to main garden area with inset Koi carp pond with water feature, rear raised patio with Pergola and access is then gained into rear garage.





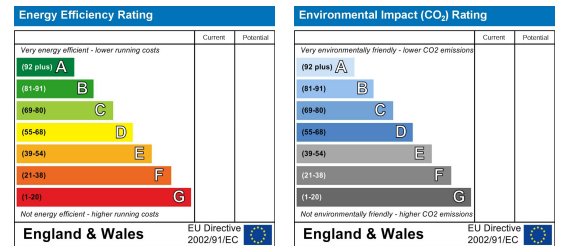
Floor Plan



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.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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