



Beauchamp Road, Solihull

Guide Price £705,000





PROPERTY OVERVIEW

This impressive five bedroom detached family home is situated in a quiet cul-de-sac in a highly sought-after location, offering easy access to local amenities and excellent schools, making it ideal for families seeking convenience and comfort. Set on a large plot, the property offers excellent scope for extension (subject to planning permission), providing a fantastic opportunity for buyers looking to create their dream home.

Upon entering, you are welcomed by a spacious entrance hallway with a guest cloakroom, setting the tone for the generous proportions found throughout the house. The heart of the home is a bright and airy L-shaped living and dining room, which is flooded with natural light and offers delightful views of the rear garden, creating the perfect space for relaxing or entertaining. The fitted kitchen provides ample storage and worktop space for family meal preparation.

A particular highlight is the converted garage, which now serves as a large double bedroom with its own en-suite, making it ideal for multi-generational families or guests, while the remainder of the garage is retained as a practical store room.

Upstairs, there are four further generously sized bedrooms, all served by a stylish and modern family shower room, ensuring plenty of space for a growing family.





The property benefits from a large wrap-around garden, which further enhances the potential for extending the home, subject to the necessary consents. Last but not least: a substantial driveway, providing ample off-road parking for multiple vehicles - a rare find in such a prime location.

This versatile family home offers a superb blend of space, flexibility and future potential, making it an outstanding opportunity for those seeking to settle in a prestigious and peaceful neighbourhood. Early viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

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

Council Tax band: E

Tenure: Freehold



- Delightful Five Bedroom Detached Family Home
- Set On A Large Plot With Wrap-Around Garden
- Scope For Extension Subject To Planning Permission
- Ground Floor Bedroom With En-Suite, Ideal For Multi-Generational Families
- Four Further Generously Sized Bedrooms
- Quiet Cul-De-Sac Location Close To Local Amenities
- South Facing Private Rear Garden
- Ample Parking On A Large Driveway
- Early Viewing Essential



ENTRANCE HALLWAY

With cloakroom and Hive fitted for heating

WC

LIVING / DINING ROOM

21' 7" x 18' 0" (6.58m x 5.48m)

KITCHEN

11' 5" x 9' 0" (3.47m x 2.74m)

BEDROOM FIVE

13' 0" x 8' 5" (3.96m x 2.57m)

ENSUITE

6' 4" x 5' 1" (1.94m x 1.54m)

STORE ROOM

9' 9" x 8' 10" (2.97m x 2.68m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 11' 9" (3.71m x 3.57m)

BEDROOM TWO

10' 8" x 8' 9" (3.25m x 2.66m)

BEDROOM THREE

9' 2" x 8' 11" (2.80m x 2.72m)

BEDROOM FOUR

8' 10" x 8' 10" (2.69m x 2.68m)

SHOWER ROOM

8' 2" x 5' 1" (2.50m x 1.54m)

TOTAL SQUARE FOOTAGE

139.0 sq.m (1497 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING WRAP-AROUND GARDEN

**ITEMS INCLUDED IN THE SALE**

Flavel free-standing cooker, LG fridge/freezer, Hotpoint washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in four bedrooms and Earlswood garden shed.

ADDITIONAL INFORMATION

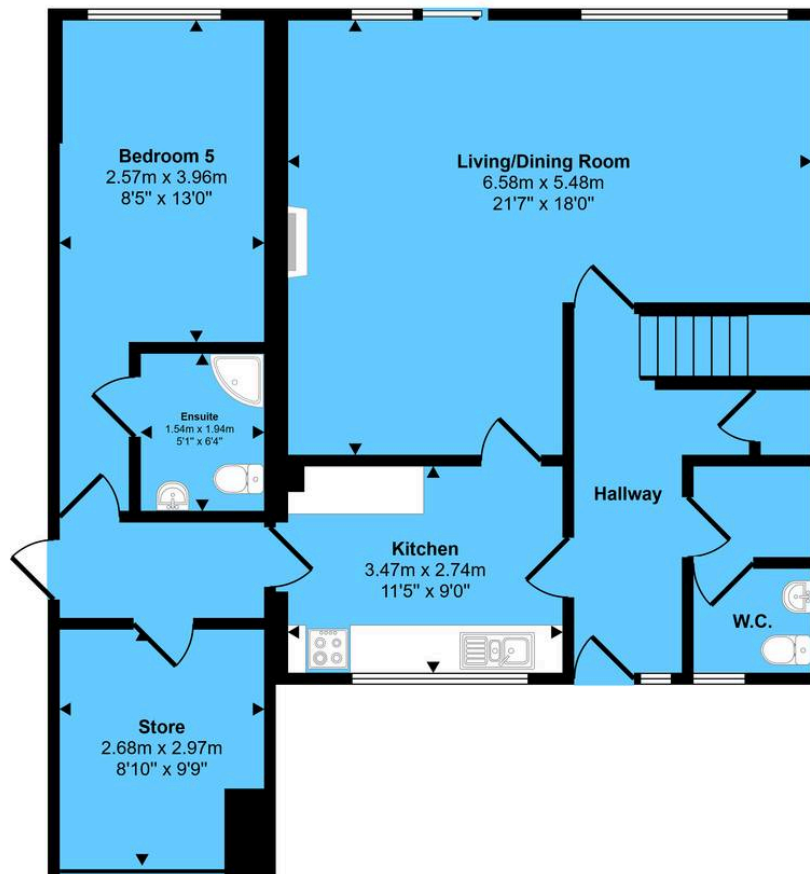
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

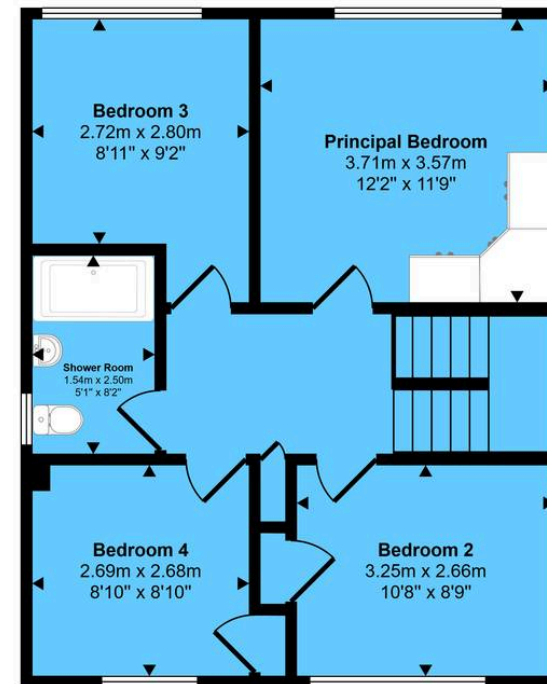
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
139 sq m / 1497 sq ft



Ground Floor
Approx 85 sq m / 912 sq ft



First Floor
Approx 54 sq m / 585 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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