



Beauchamp Road, Solihull

Guide Price **£650,000**





PROPERTY OVERVIEW

This significantly extended and modernised three bedroom detached house offers an exceptional standard of living within walking distance to Solihull town centre. Set behind a wide tarmac driveway and supported by a full size single garage (providing ample parking and storage), the property is accessed via a welcoming entrance hallway. To the front, you will find a well proportioned reception room, ideal for relaxing or entertaining guests, complemented by a newly fitted WC for added convenience. At the rear, a versatile second reception room is currently arranged as a study but could easily serve as a play room or dining room to suit your lifestyle needs. The heart of the home is a stunning, expansive kitchen/dining and living area, featuring a newly fitted contemporary kitchen, including new integrated appliances and marble splashback, with multiple skylights that flood the space with natural light, bifold doors to the rear, and a palatial waterfall central island that is perfect for both family gatherings and entertaining. Upstairs, three well proportioned bedrooms provide comfortable accommodation, all serviced by a large, modern family bathroom complete with a walk in shower and separate bath. The property is ideally located within walking distance to Solihull train station and the extensive amenities that Solihull has to offer, making it perfect for commuters and families alike.





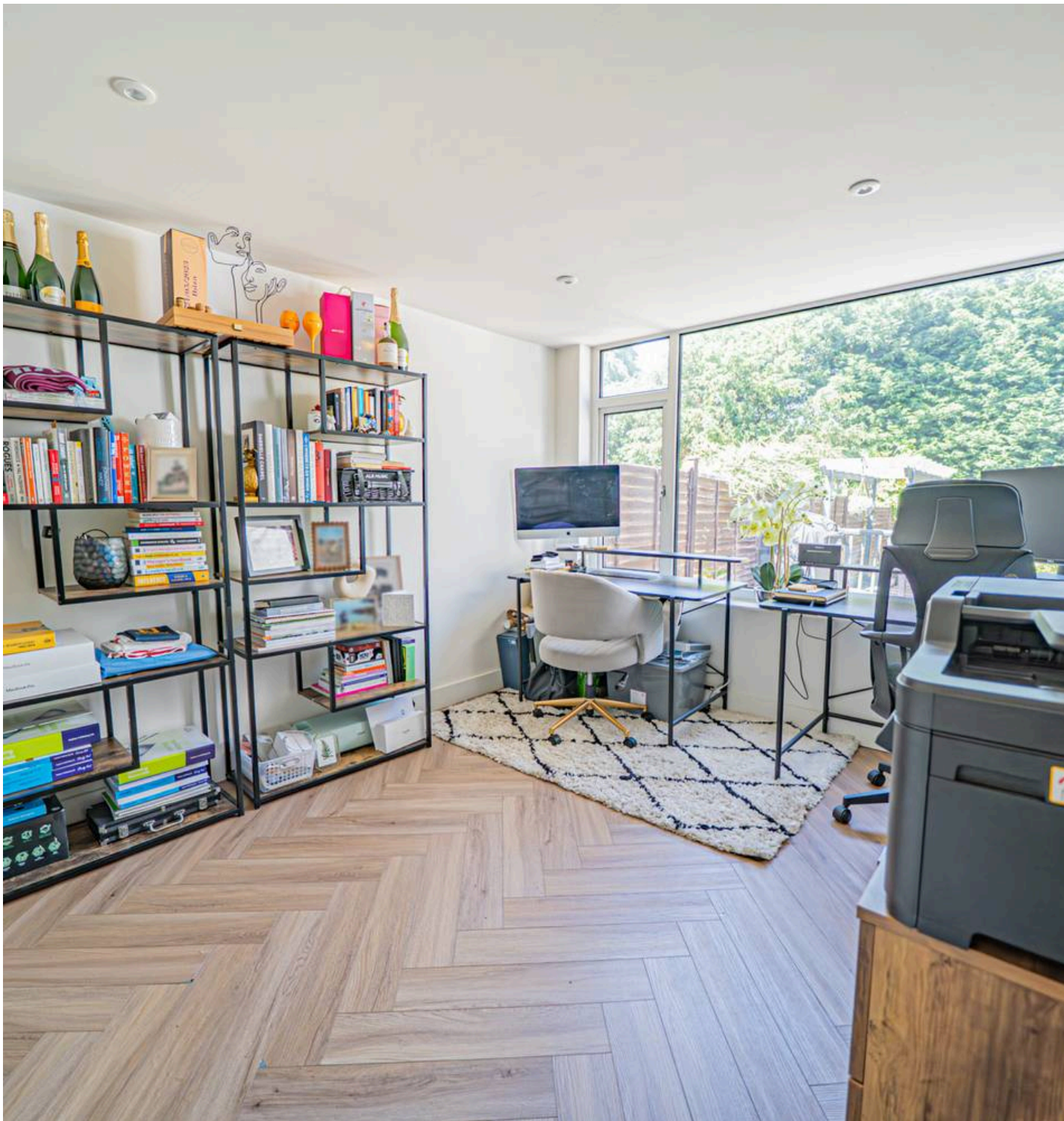
Additionally, it is superbly positioned for access to sought after local schools, ensuring a convenient and desirable lifestyle in a prime location. This beautifully presented home seamlessly blends flexible living spaces with high quality finishes throughout, making it an outstanding opportunity for those seeking a spacious and modern family residence in one of Solihull's most popular areas.

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



- Significantly Extended & Modernised Three Bedroom, Detached House Within Walking Distance To Solihull Town Centre
- Set Behind A Wide Tarmac Driveway Which Is Supported By A Full Size Single Garage
- To The Front Is A Well Proportioned Reception Room & A Newly Fitted WC
- Underfloor Heating In Open Plan Areas
- Located At The Rear Is A Versatile Second Reception Room Which Is Currently Used As A Study But Could Also Be A Play Room or Dining Room
- Also Located At The Rear Of The Property Is A Large Kitchen/Dining & Family Area With A Newly Fitted Kitchen, Multiple Sky Lights & Bifold Doors To The Rear Also Featuring A Palatial central Island
- Located On The First Floor Are Three Well Proportioned Bedrooms, All Of Which Are Serviced By A Large Modern Family Bathroom Which Features A Walk In Shower & Separate Bath
- To The Rear Of The Property Is A Large Garden With A Large Patio Area
- Located Walking Distance To Solihull Train Station & All Of The Amenities Solihull Has To Offer
- Ideally Situated For Local Schools

PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM ONE

10' 4" x 11' 7" (3.14m x 3.52m)

RECEPTION ROOM TWO

9' 5" x 11' 3" (2.86m x 3.44m)



KITCHEN/DINING & LIVING AREA

22' 10" x 19' 11" (6.96m x 6.08m)

UTILITY

5' 1" x 9' 2" (1.54m x 2.80m)

INTEGRAL GARAGE

9' 7" x 17' 11" (2.92m x 5.47m)

FIRST FLOOR

BEDROOM ONE

12' 1" x 11' 3" (3.69m x 3.42m)

BEDROOM TWO

8' 10" x 10' 7" (2.69m x 3.22m)

BEDROOM THREE

7' 3" x 8' 2" (2.22m x 2.50m)

BATHROOM

5' 5" x 8' 6" (1.65m x 2.59m)

TOTAL SQUARE FOOTAGE

141.0 sq.m (1517 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE GARDEN WITH LARGE PATIO AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge/freezer, dishwasher, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, car charging point (fitted 2025) and fitted wardrobes in three bedrooms.

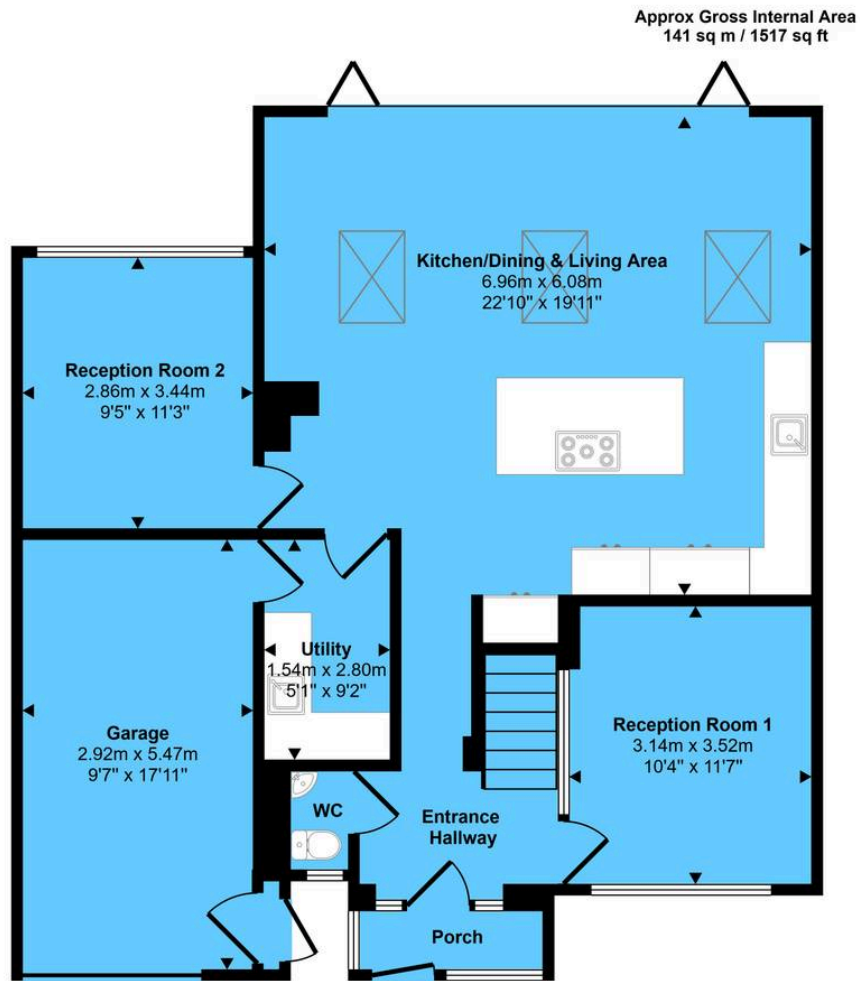
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

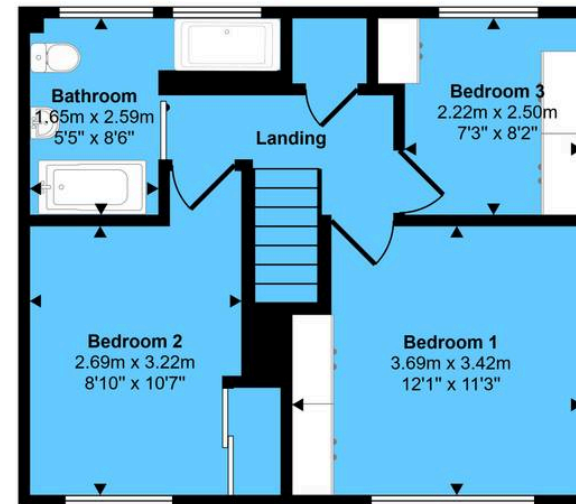
INFORMATION FOR POTENTIAL BUYERS

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.





Ground Floor
Approx 99 sq m / 1062 sq ft



First Floor
Approx 42 sq m / 455 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.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

