



Beechwood Park Road, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

This beautifully extended four bedroom semi-detached family home offers spacious and versatile accommodation, thoughtfully designed to suit modern family living. Upon entering, you are welcomed by a large entrance hallway with ample storage, providing a practical and inviting introduction to the property. The ground floor features two generous reception rooms, including a living room that enjoys excellent views of the rear garden and a formal dining room that could easily be used as an additional family room or playroom. The open plan breakfast kitchen is well-equipped with ample storage space, making it ideal for both everyday meals and entertaining guests. A guest toilet and a practical utility room, which leads to a store room or garage, add further convenience. Upstairs, there are four generously sized bedrooms, including a principal bedroom with a large en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, ensuring comfort and privacy for all members of the household. Outside, the property boasts a large south-facing rear garden, perfect for families and those who love to entertain. The expansive patio seating area provides an excellent space for al fresco dining, summer barbeques, or simply relaxing while enjoying the sunshine.



At the front of the property, a spacious driveway accommodates multiple vehicles, ensuring parking is never an issue for residents or guests. The combination of generous internal accommodation and superb outside space makes this an outstanding family home, ideally suited to those seeking a blend of comfort, practicality, and style in a desirable residential location.

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



- Four Bedroom Semi-Detached Family Home
- Well Presented With Abundance Of Natural Light Throughout
- Two Large & Versatile Reception Rooms
- Open Plan Breakfast Kitchen
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Large Rear Garden With Patio Seating Area
- Great Location Close To All Local Amenities



ENTRANCE HALLWAY

WC

LIVING ROOM

13' 8" x 14' 3" (4.16m x 4.35m)

DINING ROOM

13' 6" x 15' 0" (4.12m x 4.57m)

BREAKFAST KITCHEN

17' 8" x 18' 11" (5.38m x 5.76m)

UTILITY

6' 9" x 5' 2" (2.05m x 1.57m)

STORE ROOM/GARAGE

7' 2" x 8' 10" (2.19m x 2.68m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 15' 0" (4.00m x 4.58m)

ENSUITE

3' 9" x 8' 3" (1.15m x 2.52m)

BEDROOM TWO

11' 9" x 15' 4" (3.58m x 4.67m)

BEDROOM THREE

6' 11" x 13' 10" (2.12m x 4.21m)

BEDROOM FOUR

6' 0" x 8' 8" (1.82m x 2.64m)

BATHROOM

6' 0" x 8' 6" (1.83m x 2.59m)

SEPARATE WC

**TOTAL SQUARE FOOTAGE**

142.0 sq.m (1531 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LARGE REAR GARDEN WITH PATIO SEATING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed, all carpets, some blinds and light fittings, car charging point (fitted 2021) 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 – part 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.

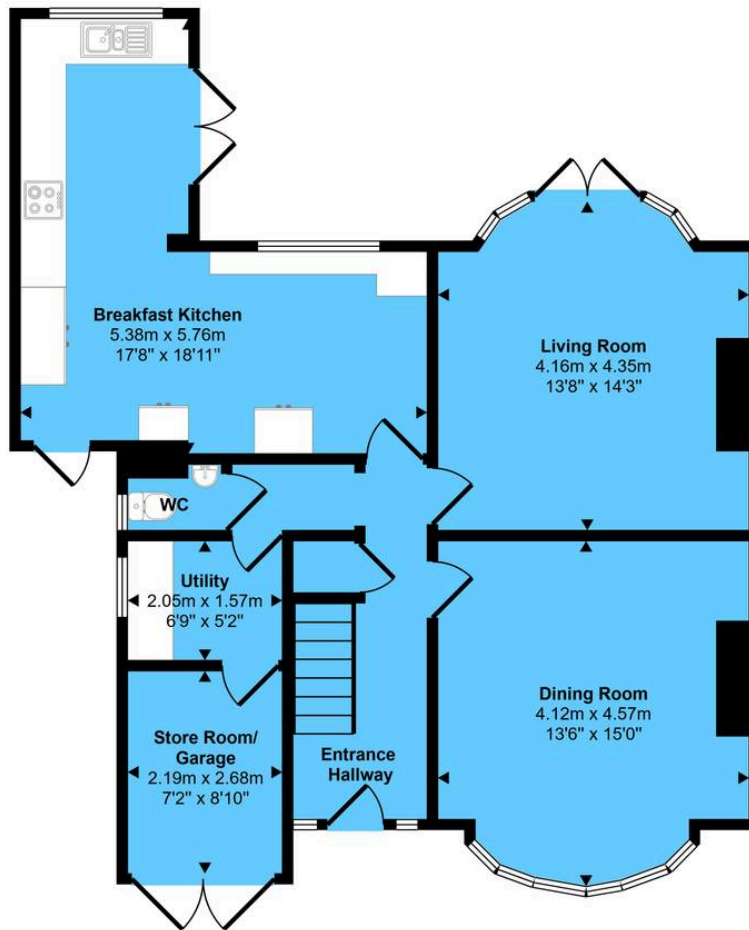
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

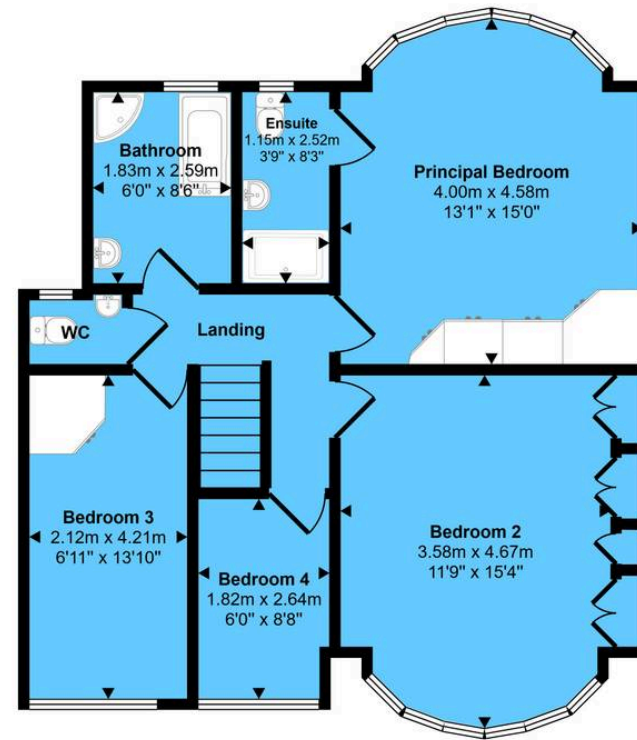
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
142 sq m / 1531 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft



First Floor
Approx 64 sq m / 693 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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