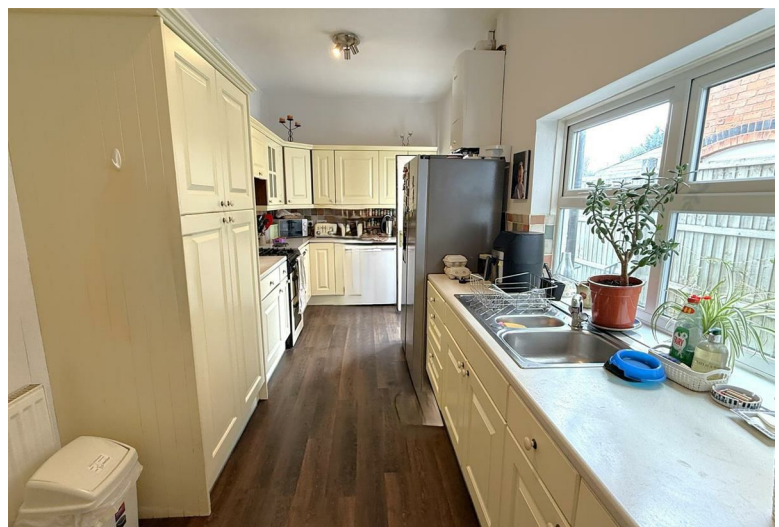




11 Beaumont Road

Bournville, Birmingham, B30 2EA

Offers Over £365,000



EXCELLENT THREE BEDROOM PERIOD HOME ON THE SUNNY SIDE OF BEAUMONT ROAD!

A charming period terrace home full of character, with fantastic potential for any new buyer to update to their own taste. Perfectly positioned on the desirable Beaumont Road, the property offers easy access to sought-after local schools, Cotteridge Park, excellent commuter links via Bournville train station to the QE Hospital, University of Birmingham and city centre, as well as the vibrant shopping amenities of Bournville, Stirchley and Cotteridge. This well-proportioned home has been lovingly cared for and now presents the opportunity to modernise to suit your own style.

The accommodation comprises: fore garden, entrance vestibule, welcoming hallway, lounge with bay window and feature period fireplace, separate dining room with French doors and further period fireplace, a good-sized kitchen, useful outbuildings offering additional potential, and a mature rear garden with patio areas. Upstairs, the first floor provides two excellent double bedrooms, a further generous third bedroom, and a modern shower room. A wonderful home brimming with character and ready for its next chapter. To arrange your viewing, please contact our Bournville sales team.



Approach

This sizable three bedroom mid terrace is approached via a front fore garden with decorative raised flowerbeds and low level walling to boundary leading to a UPVC front entry door opening into:

Entrance Vestibule

With a wall mounted meter box and open walkway with glazed window above opening into:

Entrance Hallway

With Karndean flooring, central heating radiator, stairs giving rise to the first floor landing, dado rail, cornice to ceiling, decorative archway with plaster corbels and interior door opens into:

Front Reception Room

15'10" into bay x 10'08" into alcove (4.83m into bay x 3.25m into alcove)

With corniced to ceiling, picture rail, inset decorative tiled fireplace with marble surround, double glazed window to the front aspect with in-built shutters, ceiling light point and central heating radiator.

Dining Room

11'02" into alcove x 14'03" (3.40m into alcove x 4.34m)

With ceiling light point, central heating radiator, karndean wood floor covering, double glazed French doors with accompanying window above giving

views and access to the rear garden, two wall mounted light points, inset decorative fireplace with wooden mantle and surround with door and step leads into::

Kitchen

17'05" x 8'06" (5.31m x 2.59m)

With a matching selection of wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, space facility for gas cooker, space facility for an American style fridge freezer, space for under counter fridge and washing machine, wall mounted Worcester Bosch combination boiler, Karndean floor covering, two ceiling light points, tiled splash backs, double glazed door and window to side giving views and access to the rear garden, under stairs storage area / pantry and central heating radiator.

First Floor Accommodation

From the hallway stairs with decorative balustrading gives rise to the first with cornice to ceiling, loft access point with pull down ladder and being boarded and with a ceiling light point, ceiling light point, over stairs storage cupboard and internal doors opening into:

Bedroom One

13'03" x 14'04" (4.04m x 4.37m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

8'08" x 14'06" (2.64m x 4.42m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and laminate wood effect floor covering.

Shower Room

6'07" x 14'11" (2.01m x 4.55m)

A modern shower room with a corner entry shower with mains powered shower over, wash hand basin on vanity unit with under sink storage, low flush push button WC, laminate floor covering, frosted double glazed window to the side aspect, ceiling light point and central heating radiator.

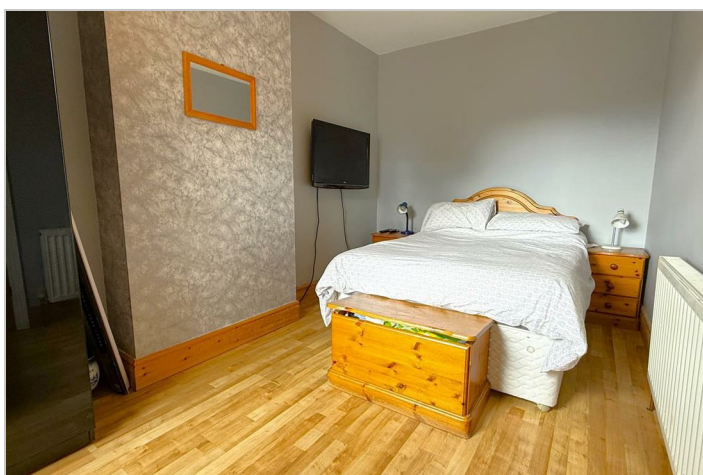
Bedroom Three

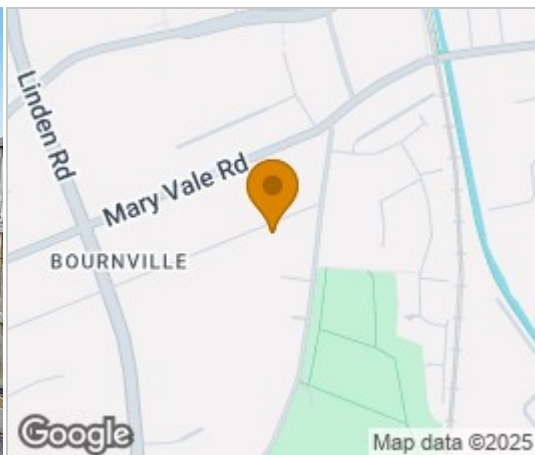
7'11" x 10'08" (2.41m x 3.25m)

With central heating radiator, ceiling light point, double glazed window to the rear aspect and laminate floor covering.

Rear Garden

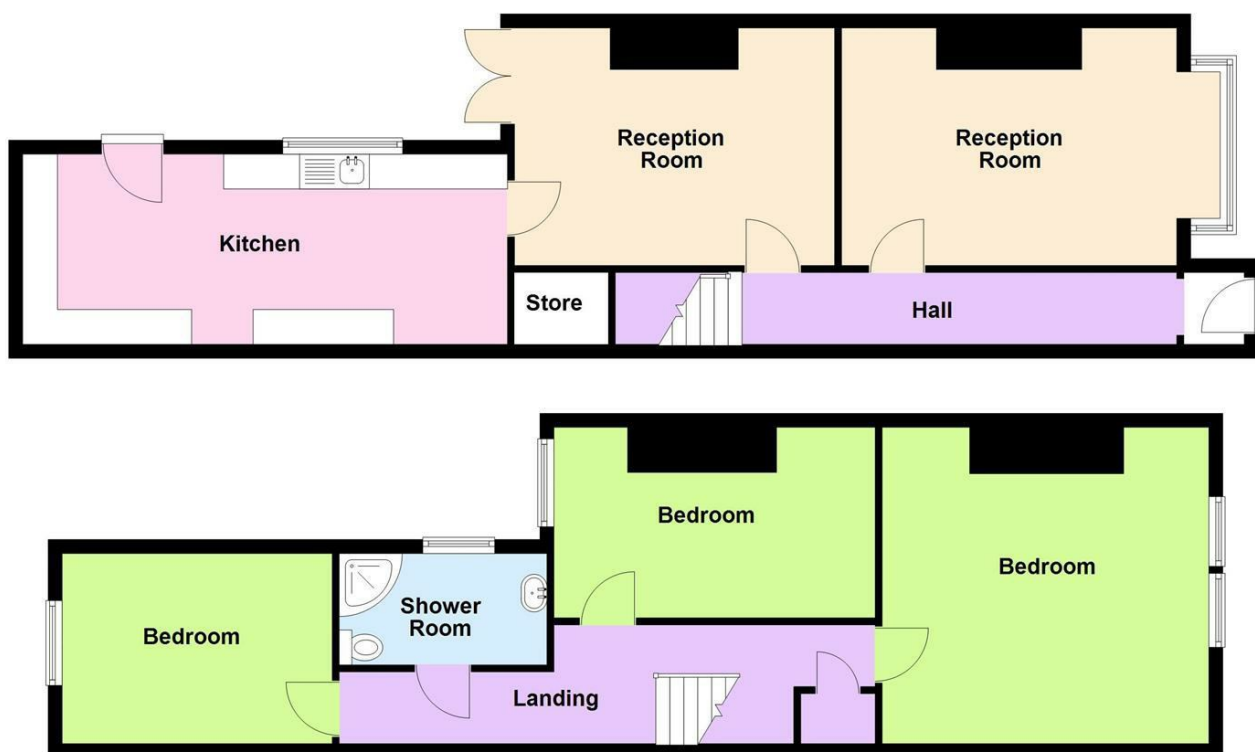
With a sunny aspect and having an initial block paved patio leading to a full width patio area and two outbuildings. The rear garden with mainly mature lawn with decorative flowerbeds to all borders and pathway leading to the rear of the garden with a further patio and finished with a mixture of panel fencing and hedgerows to all borders and rear access gate.





Floor Plan

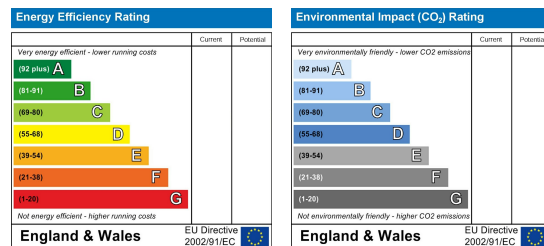
Beaumont Road - NOT TO SCALE - With illustrative purposes only



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.