



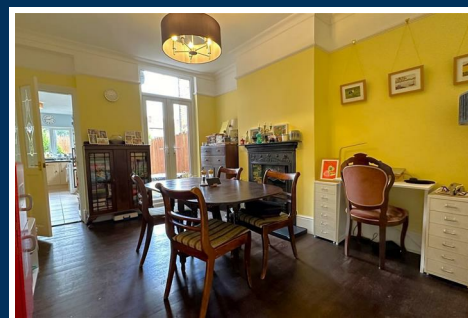
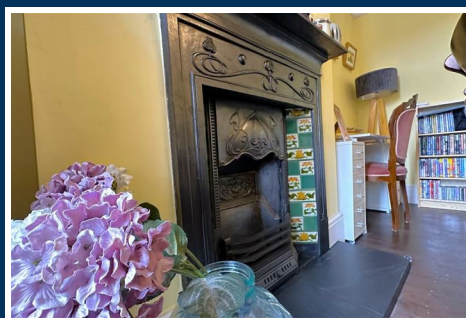
110 Beaumont Road

Bournville, Birmingham, B30 2DX

Offers In The Region Of £365,000



GREAT LOCATION, PERIOD FEATURES! Located on this much sought-after Beaumont Road is this lovely, three bedroom period home which offers lots of character features and in a great location being just a short stroll into Cotteridge park, ideal for the local schools, excellent commuter links via nearby Bournville train station and also well placed for nearby Stirchley, Cotteridge and of course the historic Bournville Village Green! The house itself is nicely presented and offers the following; pretty fore garden, entrance vestibule with Victorian effect tiling opening to the main hall with continued tiled floor, front reception with bay window and shutters, rear reception with French doors and period fireplace, good size breakfast kitchen and a rear garden. To the first floor you have an excellent main bedroom with two further bedrooms and a family bathroom. To book your viewing please call our Bournville sales team. Council Tax Band C and EPC Rating D.



Approach

Being accessed by a wrought iron front gate and low level brick walling to a low maintenance Cotswold stone front garden with hidden bin storage and decorative plants and shrubs and then with steps leading up to double glazed composite front entry door with frosted double glazed window above opening into:

Entrance Vestibule

With wall mounted electric fuse box, Victorian style tiled floor covering and frosted single glazed interior door opening into:

Hall

With continued Victorian style tiled floor, central heating radiator, dado rail, decorative archway, ceiling light point, cornice to ceiling, stairs giving rise to the first floor and interior door opening into:

Front Reception Room

16'0" x 10'4" (4.9 x 3.16)

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

Dining Room

14'2" x 10'7" (4.32 x 3.25)

With exposed wooden floor covering, decorative picture rail, cornice to ceiling, ceiling light point, double glazed French doors to the rear garden, inset

antique Art Nouveaux decorative cast iron fireplace on slate hearth, central heating radiator and glazed interior door opens into:

Breakfast Kitchen

18'4" x 7'11" (5.61 x 2.42)

With space facility for fridge freezer and washing machine, central heating radiator and space for table and chairs. With kitchen having a matching selection of wall and base units, integrated four ring burner gas hob with integrated double oven with stainless steel splash back, wall mounted Worcester Bosch combination boiler, stainless steel sink and drainer with hot and cold mixer tap, space facility for washing machine and dishwasher, roll edge work surface, tiled floor, double glazed window to the rear aspect, further two double glazed windows to the side aspect, double glazed door giving access to the side return, two ceiling light points and door opens into under stairs storage cupboard providing useful storage.

First Floor Accommodation

From the hallway stairs with balustrades gives rise to the first floor landing with ceiling light point, over stairs storage cupboard, loft access point with pull down ladder and interior doors opening into:

Bedroom One

13'2" x 14'1" into recess (4.02 x 4.3 into recess)

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

Bedroom Two

14'10" x 8'3" (4.54 x 2.52)

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

Bathroom

6'6" x 4'11" (2 x 1.51)

With wash hand basin on vanity unit with hot and cold mixer, low level push button WC, panel bath with glass shower screen and mains power shower over, fully tiled to splash backs and floor, double glazed window to the side aspect and central heating radiator.

Bedroom Three

10'8" x 7'10" (3.27 x 2.4)

With exposed wooden floorboards, ceiling light point, double glazed window to the rear aspect and ceiling light point.

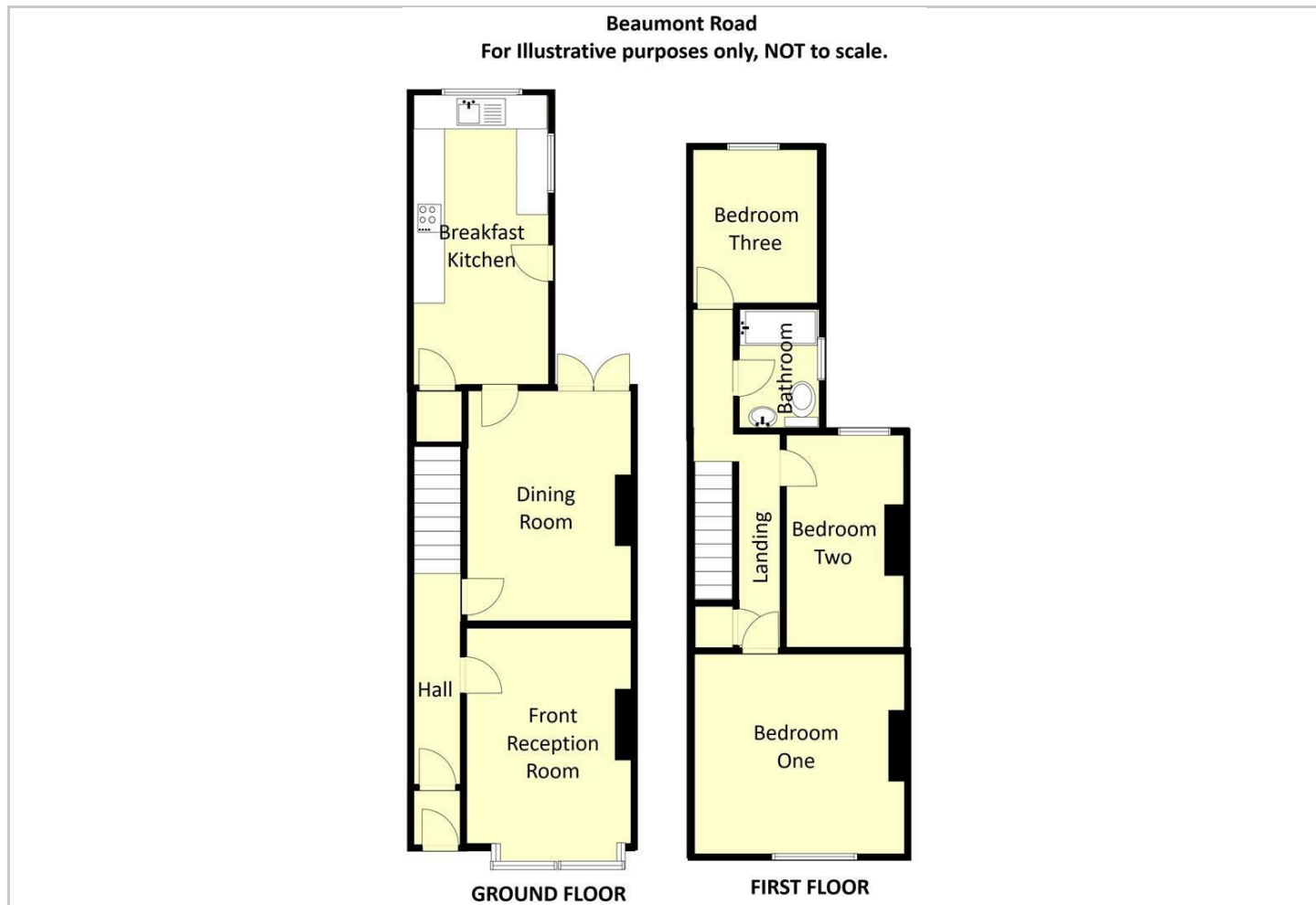
Rear Garden

From the kitchen a side return block paved pathway gives access to the patio for outside seating entertaining area, step with decorative flowerbeds to borders leads to main garden area being laid to lawn then leading to rear raised decking area and pathway giving access to the rear gate leading to a shared service path.





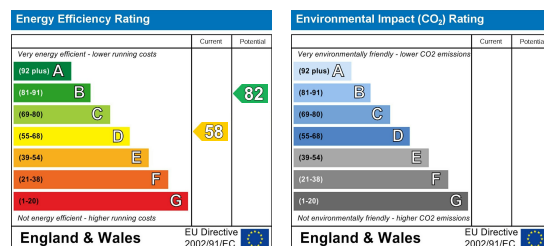
Floor Plan



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



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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.