



4 Beaufort Drive , Birmingham, B36 8AW

A Striking, Contemporary Detached Family Home – Executive Living Over Three Floors

Constructed in 2021 and finished to an exceptional standard, this impressively designed modern detached home offers contemporary family living with a luxurious executive feel throughout.

Featuring oversized windows, high ceilings, and an abundance of natural light, the property delivers a superb sense of openness, elegance and spaciousness across all three floors.

Located in a sought-after Birmingham address, the home is immaculately presented and perfectly tailored for modern family life.

Offers over £600,000

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- Built in 2021 and finished to a luxurious, executive standard throughout
- Ground floor features a welcoming entrance hall and study/cinema room
- First floor hosts four generous bedrooms and a contemporary family bathroom
- Landscaped rear garden with lawn, slabbed patio and bespoke fitted gazebo

- Striking modern architecture with oversized windows & high ceilings enhancing natural light
- Stylish fitted kitchen/diner with upgraded Bosch appliances
- Second floor dedicated master suite with en-suite shower room and walk in wardrobe

- Accommodation arranged over three floors, ideal for modern family living
- Lounge with bi-folding doors and a skylight roof lantern, creating an inviting light filled space
- Driveway for two vehicles with EV charging point

Entrance Hall

Study/Cinema Room

13'6" x 9'9" (4.12 x 2.99)

Kitchen/Diner

17'10" x 10'7" (5.45 x 3.25)

Lounge

16'4" x 12'11" (4.98 x 3.95)

WC

5'6" x 3'11" (1.70 x 1.20)

Bedroom One

16'3" x 14'1" (4.96 x 4.30)

En-Suite

9'6" x 4'5" (2.90 x 1.35)

Walk In Wardrobe

9'6" x 4'11" (2.90 x 1.51)

Bedroom Two

11'5" x 8'10" (3.48 x 2.71)

Bedroom 3

14'9" x 8'3" (4.51 x 2.54)

Bedroom 4

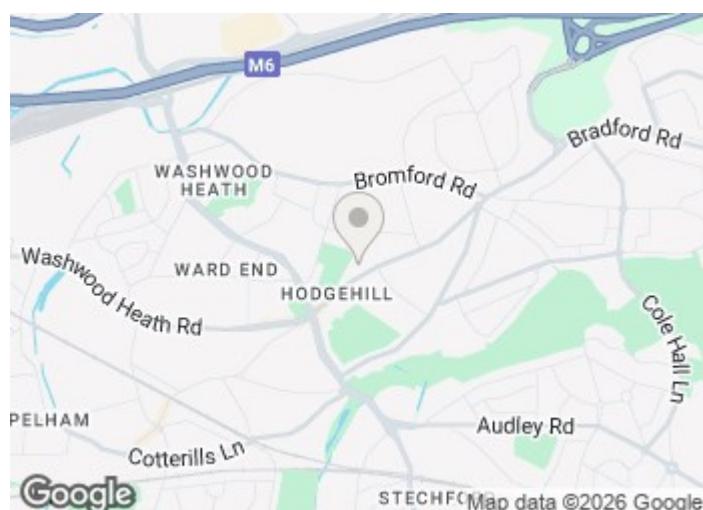
10'4" x 8'9" (3.17 x 2.69)

Bedroom 5

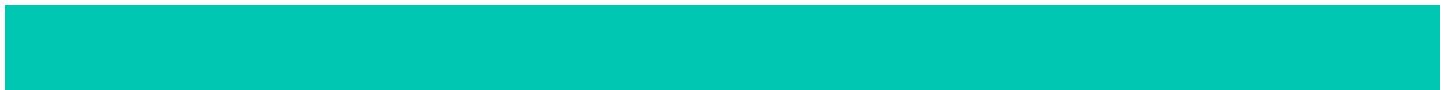
7'10" x 6'11" (2.39 x 2.12)

Family Bathroom

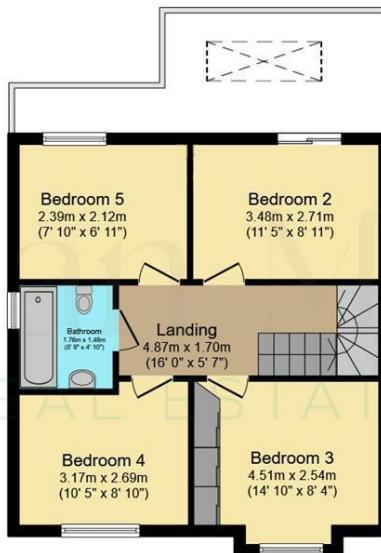
5'9" x 4'10" (1.76 x 1.48)



Directions



Floor Plan



Total floor area: 131.6 sq.m. (1,417 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	