



6 Beech Road

Bournville, Birmingham, B30 1LJ

Offers In The Region Of £595,000



SUBSTANTIAL EXTENDED FAMILY HOME | PRIME BOURNVILLE LOCATION | THREE DOUBLE BEDROOMS PLUS LOFT ROOM | TWO RECEPTION ROOMS | TWO GARAGES | WONDERFUL MATURE GARDENS | NO CHAIN A RARE OPPORTUNITY ON ONE OF BOURNVILLE'S MOST SOUGHT-AFTER ROADS! This substantial extended period semi-detached home offers generous and versatile accommodation packed with character, wonderful mature gardens and a superb position within the highly regarded Bournville Village Trust. The accommodation includes a welcoming entrance hallway, two reception rooms, breakfast room, kitchen, pantry and guest WC. To the first floor are three double bedrooms and a shower room, with stairs continuing to a useful loft room providing excellent additional space and was used by the family for decades as the 4th bedroom. Outside is a driveway and garage, together with a fantastic mature rear garden and a further garage accessed from Bournville Lane – a particularly rare feature in this location. Perfectly positioned for a stroll into Bournville Park, or the historic Village Green, excellent local schools and Bournville railway station, this is a fantastic opportunity to acquire a substantial family home in the heart of Bournville. Offered for sale with NO UPWARD CHAIN!



Approach

This lovely period Bournville home is approached via a low-level brick boundary wall with inset flowerbeds. A block-paved and low-maintenance stone driveway provides off-road parking for multiple vehicles and leads to the side garage. The attractive front garden has further decorative flowerbeds with fencing and hedgerows to the boundaries. An ornate storm porch, with original red quarry-tiled flooring and outside light, leads to the original stained-glass leaded entrance door with matching side window, opening into:

Entrance Hall

With central heating radiator, staircase with balustrading rising to the first-floor landing, ceiling light point, cornice to ceiling and doors leading to the ground-floor WC and accommodation.

Front Reception Room

14'02" into bay x 11'10" to recess (4.32m into bay x 3.61m to recess)

With leaded bay window to the front aspect, cornice to ceiling, ceiling light point, two central heating radiators and wall-mounted gas fire (not tested).

Rear Reception Room

13'08" x 12'08" (4.17m x 3.86m)

With wooden French doors and accompanying window providing views and access to the rear garden, picture rail, cornice to ceiling, ceiling light point, central heating radiator and wall-mounted gas fire (not tested) with brick surround and wooden mantelpiece.

Ground Floor WC

5'03" x 2'09" (1.60m x 0.84m)

With frosted window to the side aspect, wall-mounted light point, wall-hung wash hand basin and low-flush WC.

Breakfast Room

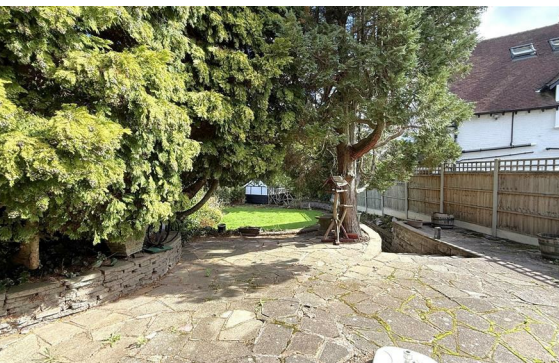
8'04" x 9'11" (2.54m x 3.02m)

Accessed from the hallway via a glazed internal door and having window overlooking the rear garden, central heating radiator, laminate wood-effect flooring, ceiling light point and built-in storage cupboard with overhead storage. An open archway leads into:

Kitchen

13'10" x 7'11" (4.22m x 2.41m)

Fitted with a range of hardwood wall and base units with wooden work surfaces, ceramic double sink and drainer with mixer tap, space for an electric cooker with extractor over and space for a fridge/freezer. Having windows to the rear and side aspects, exposed ceiling beams, two ceiling light points and continuation of the laminate wood-effect flooring. A hardwood door and step lead into the garage, with a further glazed internal door opening into:



Pantry

7'09" x 3'05" (2.36m x 1.04m)

With laminate wood-effect flooring, wall-mounted ATAG combination boiler, frosted window to the garage, loft access point, ceiling light point, work surface and space/plumbing for a washing machine.

Garage

22' x 8'11" (6.71m x 2.72m)

With metal up-and-over door to the driveway, lighting, wooden door and window providing access and views to the rear garden, together with plumbing/space for laundry appliances.

First Floor Accommodation

Stairs rise from the entrance hall to the first-floor landing, with wooden-framed double-glazed window to the side aspect, ceiling light point and turning staircase rising to the top floor. Doors lead to:

Bedroom One

12' x 12'09" to rear of wardrobe (3.66m x 3.89m to rear of wardrobe)

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

Bedroom Two

14'03" x 11'09" to rear of wardrobes (4.34m x 3.58m to rear of wardrobes)

With feature window overlooking the rear garden, central heating radiator, ceiling light point and an extensive range of built-in storage incorporating wardrobes, dressing table and overhead storage.

Bedroom Three

8'02" x 10' (2.49m x 3.05m)

With window overlooking the rear garden, central heating radiator, ceiling light point and built-in double wardrobe with overhead storage.

Shower Room

6'11" x 7'4" to window recess (2.11m x 2.26m to window recess)

Fitted with a walk-in shower with Bristan shower over (shower tray sizing same for bath so easily changed) wash hand basin and low-flush WC. Having frosted leaded window to the front aspect, tiled splashbacks, central heating radiator, built-in shelving/storage and ceiling light point.

Top Floor Accommodation

A turning staircase rises from the first-floor landing to the top floor, with window to the side aspect, exposed beams and sliding door providing access to useful eaves storage. A further door opens into:

Bedroom Four/Loft Room

14'05" max x 7'02" both with restricted head height (4.39m max x 2.18m both with restricted head height)

A useful converted loft space with double-glazed Velux roof light to the rear aspect, internal window to the landing, two ceiling light points, built-in double wardrobes with overhead storage and additional storage cupboard.

Rear Garden

A particularly attractive and established rear garden, beginning with a full-width paved patio and raised flowerbeds with mature planting and trees. Landscaped steps lead onto the main garden, which is predominantly laid to lawn with well-stocked borders. A pathway continues towards the rear of the garden where there is a further detached garage, accessed via double opening gates from Bournville Lane. Beyond the garage is a vegetable garden, with the garden enclosed by a combination of panel fencing and established hedgerows.

Rear Garage

16' x 9' (4.88m x 2.74m)

Of timber construction with pitched roof, windows to the side aspect and double opening doors, with vehicular access from Bournville Lane.

Agents Note - Top Floor

The top-floor room is currently utilised as additional bedroom accommodation. Interested parties are advised to make their own enquiries through their legal adviser regarding any historic Building Regulations or other consents relating to the loft conversion.

Floor Plan



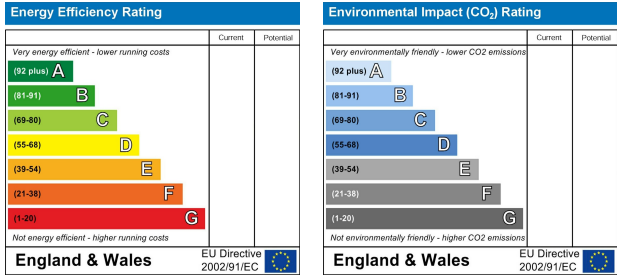
Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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