



Beechwood Park Road
Solihull

burchell
edwards

Beechwood Park Road Solihull B91 1ER

for sale
£540,000



Property Description

Situated in a highly desirable location close to Olton and Solihull Town Centre, this spacious and well-presented three-bedroom family home offers versatile accommodation ideal for modern living.

The ground floor comprises a welcoming separate living room, a large reception room providing excellent space for relaxing and entertaining, a formal dining room, and an impressive wrap-around kitchen offering ample storage and workspace. Bifold doors from both the kitchen and dining area open directly onto the rear garden, creating a seamless indoor-outdoor living experience.

The property also benefits from a conservatory overlooking the garden, a convenient downstairs W.C., and a shower room.

To the first floor are three well-proportioned bedrooms and a family bathroom. Bedroom two offers access to a versatile attic room, ideal for use as a home office, hobby room, or additional storage space.

Externally, the property features a garage and a substantial driveway providing off-road parking for numerous vehicles. Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this fantastic home presents an excellent opportunity for families seeking both space and convenience in a sought-after Solihull setting.

Entrance Hall

Ceiling light, radiator, wall sockets

Living Room

13' 5" x 12' 5" (4.09m x 3.78m)
Fireplace, double glazing to front, ceiling light, radiator, wall sockets

Reception Room

12' 11" x 11' 3" (3.94m x 3.43m)
Ceiling light, wall lights, radiator, wall sockets,

fire opening

Dining Area

12' 9" x 9' 8" (3.89m x 2.95m)
Bifolding doors leading to garden, ceiling feature lights x 3, island with foot stalls and hob, wall sockets

Kitchen

22' 4" x 7' 7" (6.81m x 2.31m)
Bifolding doors leading to the garden, spot lights, built in oven and microwave, wall and base units, storage cupboard, wall sockets

Conservatory

14' 10" x 8' 10" (4.52m x 2.69m)
Sliding doors leading to the garden, wall lights, radiator, wall sockets

Downstairs W.C./Shower Room

W.c, wash hand basin, radiator, separate shower room

Garage

15' 7" x 9' 2" (4.75m x 2.79m)
Window to side, access from driveway

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)
Double glazing to front, ceiling light, radiator, wall sockets

Bedroom One

16' x 10' 3" (4.88m x 3.12m)
Double glazing bay window to front, fitted wardrobes, ceiling lights, radiator, wall sockets

Bedroom Two

12' 6" x 11' 11" (3.81m x 3.63m)
Double glazing to rear, access to attic room, ceiling lights, wall sockets, radiator

Bathroom

8' 6" x 6' 7" (2.59m x 2.01m)

Shower cubicle, heated towel rail, w.c, wash hand basin, bath with shower head.

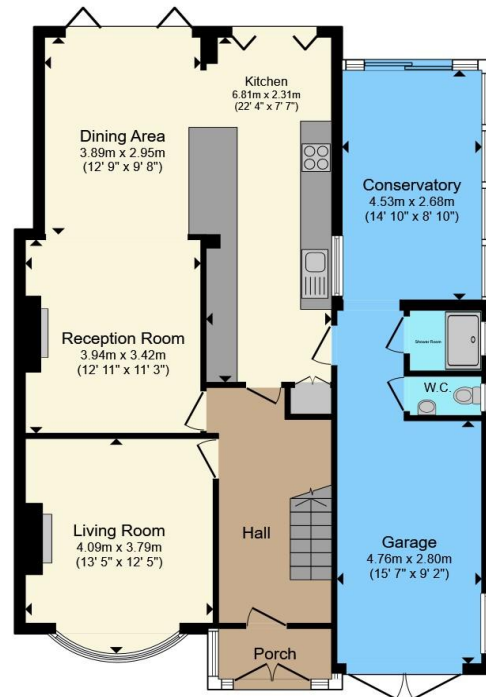
Attic Room

16' 9" x 10' 8" (5.11m x 3.25m)

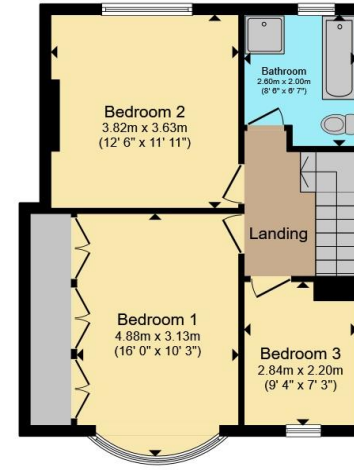




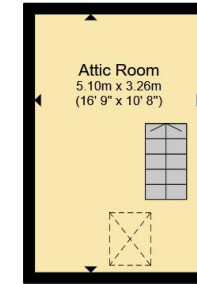




Ground Floor



First Floor



Second Floor

Total floor area 171.6 m² (1,847 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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29 High Street
SOLIHULL B91 3SN

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206595



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