



The Beeches
Blythe Road | Coleshill | B46 | AH

THE BEECHES

Occupying a superb position, in a much sought after Coleshill location, is this extremely generous detached modern family home, offering an exceptionally large frontage, sweeping gravelled driveway, substantial private rear garden with open countryside views, and a fabulous layout throughout.





This spacious family home has been upgraded in recent years with smart new windows, doors and bi-folding doors throughout and modern laminate flooring to the reception hall and many other downstairs spaces. The property has also benefitted from new carpets and decor to create a more contemporary finish throughout.

Downstairs this family homes briefly comprises of: reception hall, superb living room, sitting room, snug/ gym, and large breakfast kitchen, separate utility room, boot room and downstairs guest cloakroom and integrated access to the double garages.



Seller Insight

“Ideally located right on the edge of the pretty market town of Coleshill is The Beeches, an extremely well appointed and beautifully presented modern family home. ‘I’d say it took around a year for us to find our perfect home, but the minute we saw The Beeches we knew almost immediately that it was everything we’d been looking for,’ says the owners. ‘We wanted to find a much larger house with plenty of outside space for the children, and a location that would offer us ease of access to all the things we’d need on a day-to-day basis, but somewhere where we wouldn’t feel right in the thick of it, and here we have all of those things.’”

“The house was built by the previous owner and I must say he did a super job. It’s incredibly spacious and the layout flows exceptionally well, but it also has a really homely feel and there are nice features such as a huge inglenook in the main living room and a gorgeous stained glass window that give it that little bit of character. It was all in great condition when we bought it six years ago, so apart from updating the décor, changing the windows and adding bi-folding doors to both the living room and dining room there was very little that needed to be done. It really couldn’t have been more perfect for us, but it’s a house that I’d say still has a lot of potential so the new owners could come in and easily put their stamp on the place if they wanted to.”

“For us, one of the biggest selling points of this property was the superb amount of outside space,” continues the owner “I remember the first time we came to view it and while my husband and I were inside, our children were cartwheeling across the lawn, and it was at that moment that I knew this was the house for us. We have a huge front lawn, ample parking space for numerous cars and at the back we have a very large patio terrace and another vast area of lawn. My husband has built a fabulous play area complete with a climbing wall and sunken trampoline so the children spend a tremendous amount of time outside, and we have a lovely big space for relaxing and alfresco entertaining.”

“What I love about the location of the house is the fact that we can head out in one direction and access mile upon mile of beautiful open countryside, but in the other direction we have a fantastic array of shops and amenities just a short walk away in the centre of town. In my opinion it’s a location that will be incredibly hard to better.”

“This is a fantastic family home and because we have so much space both inside and out, it’s great for entertaining. The previous owner had his daughter’s wedding reception here, and a few years ago we organised a fabulous Halloween party. We had a DJ in the dining room, a bucking bronco in the garden and we ended the evening with a huge fireworks display.”

“It’s the homely feel of the house as a whole that I think I’ll miss most when we move,” says the owners. “We’ve had six wonderful years here and it’s a house that’s filled with nothing but very happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Upstairs there are five luxurious double bedrooms; two with dressing rooms and modern en-suites, a smart family bathroom and good sized airing cupboard. The loft is also substantial and boarded with further development potential.





“One of my favourite rooms is actually our daughter's bedroom. It has a built-in double bunk bed so it's ideal for when she has sleepovers, and we've installed a wall of mirrors and a ballet bar so it looks like a mini dance studio.”





Outside has a gated front entrance, very generous, smart grey slate gravelled driveway and a large lawned front garden with a wonderful Magnolia Tree and excellent screening to all sides with mature trees and hedges. There is a gate at the top of the driveway which allows access to the fields beyond.



The rear garden is both private and extremely spacious, and as the whole house sits within a very wide plot, there is substantial space to each side of the garden creating courtyard patio areas, as well as a very large privately screened lawn and open fields beyond. The Cotswold stone patio stretches across the rear of the entire width of the house and with bi-folding doors accessing it from both the living room and sitting room, it offers the perfect space for entertaining, outdoor dining and also has ample room for additional leisure activities such as a hot tub. To one side of the property is a useful modern storage shed and the garden also features a superb built in adventure play equipment and a trampoline sunken into the ground for safety.











COLESHILL

The market town of Coleshill offers a plethora of shops, boutiques, eateries and public houses. A large supermarket, library and well regarded local schooling ensure that the majority of family requirements are met.

Access to the M6 and M42 motorways can be found within a few miles. Birmingham International Airport and railway are approximately 7 miles in distance – although just on the town outskirts is Coleshill Parkway which provides a direct link into Birmingham City Centre and a regular service to London.



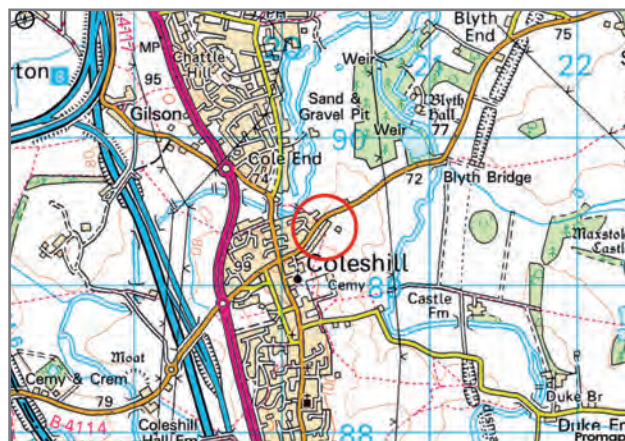
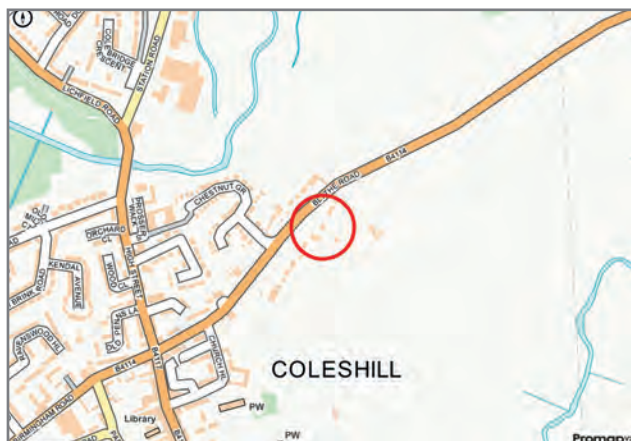


SERVICES:
Mains electricity, gas, water and drainage

LOCAL AUTHORITY:
North Warwickshire

WATER AUTHORITY:
Severn Trent Water

TENURE:
Freehold.



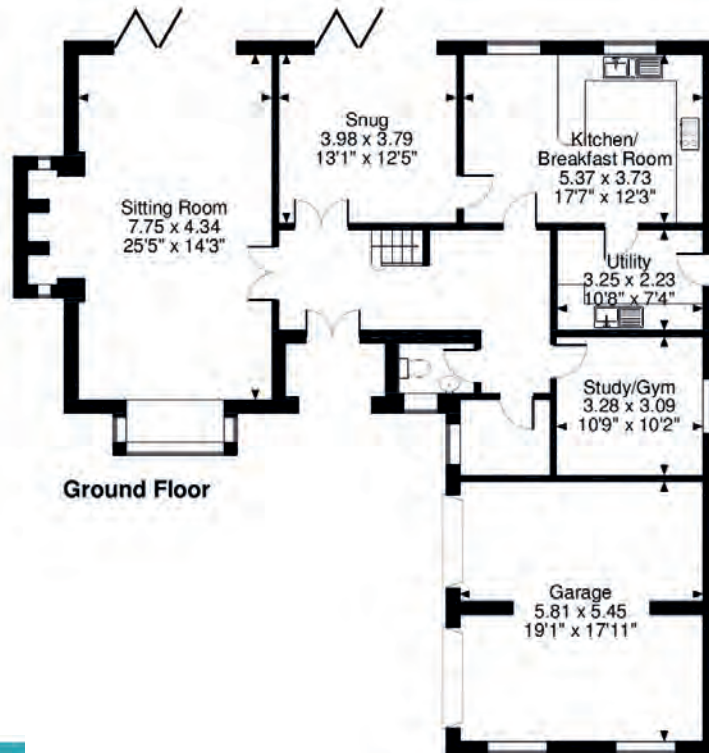
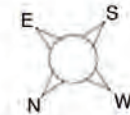
The Beeches, Blythe Road, Coleshill, Birmingham

Approximate Gross Internal Area

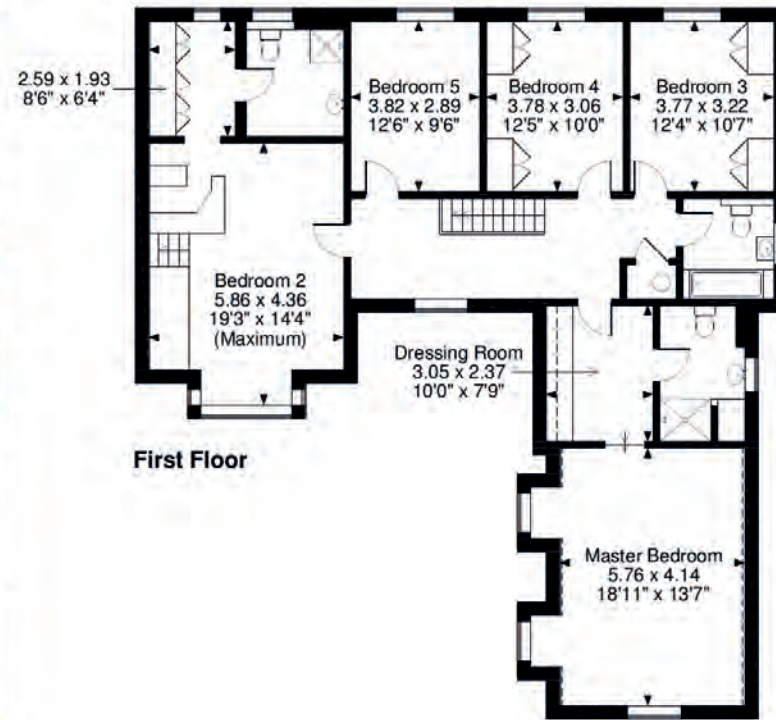
Main House = 2705 Sq Ft/251 Sq M

Garage = 341 Sq Ft/32 Sq M

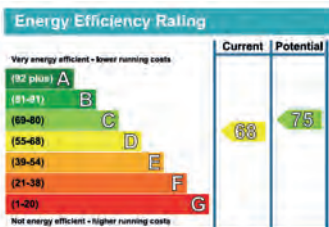
Total = 3046 Sq Ft/283 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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“We purchased our new house and sold our old house through Fine and Country with both aspects being handled by Martin and Rachel. I cannot thank them enough for the way they handled the process, always acting professionally and courteously. We were kept fully informed every step of the way on our sale, even at weekends when needed. The open house sale process worked really well for us and we ended up with a number of serious offers over the asking price with the sale going through first time with our chosen purchaser. We were presented with a fantastic album at the end of the sale process”... “Well worth the fee paid”

“A big thank you to both Martin and Rachel”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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