



melvyn
Danes
ESTATE AGENTS

Beaminster Road

Solihull

Asking Price £750,000

Description

Beaminster Road Leads directly of Dorchester Road and is a detached family home located within walking distance of Solihull town centre. It also benefits from being in the core catchment area for Tudor Grange Academy (state), with Solihull School (private) in close proximity. There are also superb nurseries, infant and junior schools nearby.

Solihull's vibrant town centre boasts premium retailers such as John Lewis, Waitrose and a diverse range of restaurants and cafes. Tudor Grange Leisure Centre and Park is a stone's throw away with Hillfield, Malvern and Brueton Parks just a short drive. There are a choice of well-equipped gyms and sports centres such as David Lloyd, Bannatyne Health Club and Virgin Active. Solihull's excellent transport links provide easy access to the West Midlands motorway network, with direct trains to London and Birmingham from Solihull Train Station which is just a circa 5 minute walk.

The accommodation has been heavily extended and offers flexible living that comprises of, off road parking for numerous vehicles, entrance porch, living room with feature fire and large bay window with open arch into the generous dining room that links with the oversized conservatory with built in bar, a real hub of house and great entertaining space. Off the hallway is access into the kitchen breakfast room. This room has been extended by the current owner and offers a huge space that also allows access into the utility, ground floor WC and converted garage space currently set up as a store but would make an ideal study or children's room. The kitchen is well fitted with a range of integrated appliances, central island, ample space for a large table and chairs as well as access onto the side passage leading into the gardens.

To the first floor we have three double bedrooms two of which have the benefit of en-suite shower rooms and built in storage. Off the landing is the family bathroom with a huge jacuzzi style bath, toilet and wash basin with airing cupboard storage.

To the rear we have mature gardens with various patio and seating areas and mainly laid to lawn bordered by panelled fencing and mature borders.



Accommodation

Entrance Porch

Entrance Hall

Living Room

17'11" x 11'5" (5.483 x 3.496)

Dining Room

15'11" x 11'5" (4.852 x 3.496)

Conservatory/Third reception

16'5" x 14'6" (5.006 x 4.445)

Kitchen/Breakfast room

11'8" x 14'3" + 9'6" x 15'10" (3.580 x 4.367 + 2.916 x 4.849)

Utility

Ground Floor WC

Converted Garage/Study

14'0" x 7'8" (4.291 x 2.343)

Garage Store

Bedroom One

11'5" x 16'0" (3.499 x 4.879)

En-Suite Shower Room

Bedroom Two

11'5" x 19'1" (3.503 x 5.830)

Bedroom Three

14'7" x 8'7" (4.469 x 2.629)

En-Suite Shower Room

Family Bathroom

Private Rear Gardens

Off Road Parking



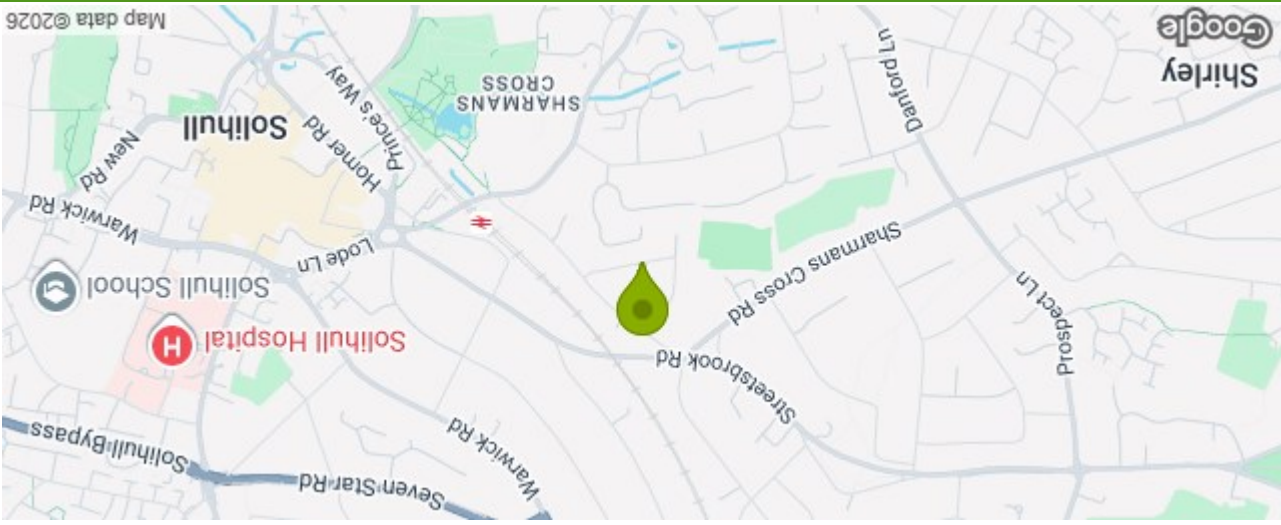
TENURE: We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 16/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

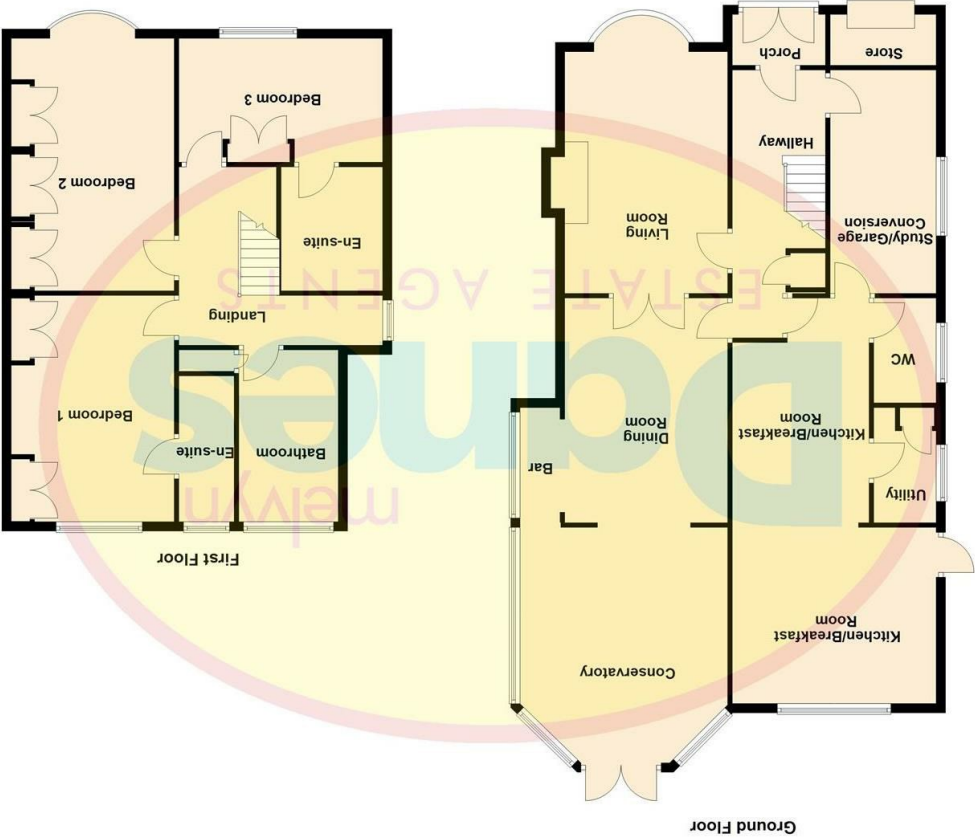
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Potential	Current	6581

22 Beaminster Road Solihull B91 1NA
Council Tax Band: F



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.