



**Danes** melvyn  
ESTATE AGENTS

Beauchamp Road  
Solihull  
Offers Over £500,000

**Beauchamp Road is a most sought after quiet cul de sac in central Solihull directly off Seven Star Road which joins Lode Lane and Warwick Road, both arterial roads into the town centre.**

**Well regarded schools can be found locally, subject to confirmation from the local education authority including the private Solihull School and Eversfield Preparatory School.**

**Regular bus services operate along the A41 Warwick Road into the town centre of Solihull or travelling in the opposite direction towards Olton passing the popular Dovehouse Parade of shops. Nearby Solihull Railway Station provides commuter services to Solihull, Birmingham and London Marylebone.**

**The A41 Warwick Road also provides access to junction 5 of the M42 motorway via Solihull bypass, forming the hub of the midlands motorway network. An ideal location for this 4 bedroom detached property with planning permission in place PL/2020/02545/MINFHO.**



## ACCOMMODATION

### Entrance Porch

Accessed via covered entrance door into porch and leads through to front door into hall way.

### Entrance Hall

A bright reception with parquet style flooring. Access into Kitchen, WC, Living dining room and the stairs to the first floor. With ceiling light and wall mounted radiator.

### WC

A good sized WC with wash basin and toilet with a large bank of fitted wardrobes allowing ample storage for cloaks shoes and household essentials. With window to front elevation, ceiling light and wall mounted radiator.

### Kitchen

8'5" x 11'8"



A well fitted kitchen with window to front elevation, with internal access into the garage. Fitted with a range of all mounted and base units with worktop oven. Having integrated appliances including gas hob, electric oven and microwave, dishwasher, space and plumbing for American style fridge freezer, 1.5 bowel sink with drainer and mixer tap.



TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: F

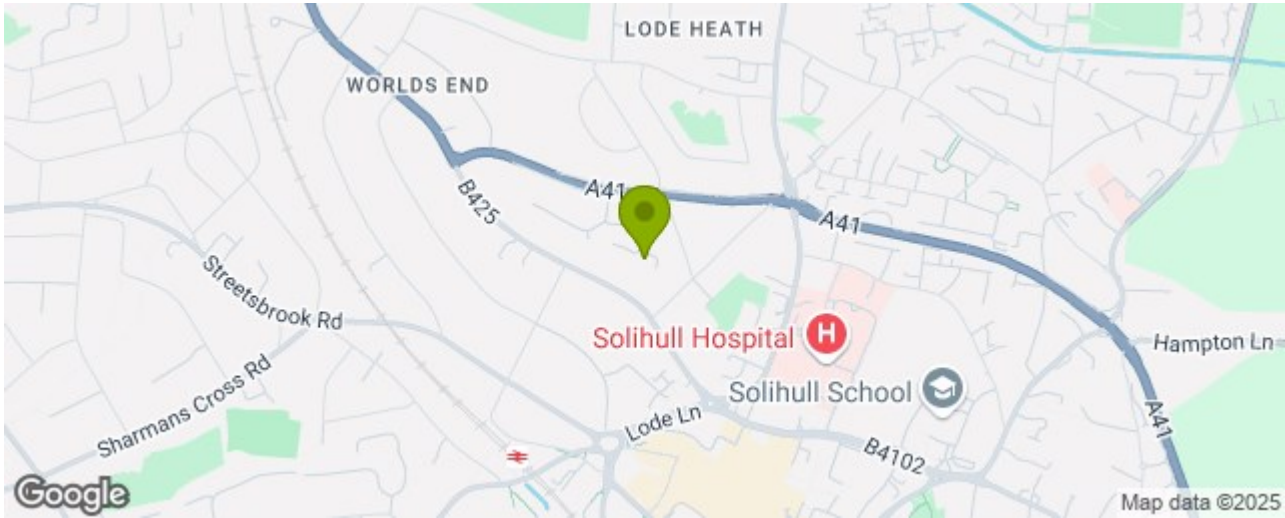
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 145.4 sq. metres (1564.7 sq. feet)



70 Beauchamp Road Solihull Solihull B91 2BU  
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.