



*49 Beech Hill Road, Wylde Green, B72 1BY*



## Offers Around £850,000

This delightful, imposing, substantial, highly deceptively spacious, freehold detached family home retains great charm style and character, whilst having being well appointed and refurbished.

Set In a prime, central location, just a short stroll from a host of shops, restaurants, cafes and further facilities within the charming Wylde Green shopping area the property is also positioned within only a few hundred metres of the cross-city rail line at Wylde Green station.

Complimented by gas central heating and pvc double glazing (both where specified) the property additionally has the security of an alarm system, and is set on a generous, mature plot. A delightful family home which offers the space for relaxed living or perhaps evenings of entertaining family and friends to fully appreciate the property on offer, its true proportions and many features we highly recommend an internal inspection.

Briefly comprising fore garden with drive way, enclosed porch opening to a welcoming oak panelled reception hall, spacious lounge, large dining / optional family room, wide rear conservatory / garden room, comprehensively fitted breakfast kitchen with integrated appliances and butler's pantry off, utility room, guest cloak room/wc.

An easy rise stairway gives access to a deep second floor landing off of which there are four generous bedrooms, the master having fitted wardrobes, and a deep ensuite shower room. Furthermore there is a family bathroom and additional wc.

To the second floor the property offers a fifth double bedroom, and externally to the rear a private mature garden leading to a detached rear double garage having a home office / den above, thus providing an excellent home office work setting, there is in turn a generous driveway with gate providing further off road parking, opening to Beech Hill Road.

To fully appreciate this outstanding, imposing, delightful period residence of outstanding propositions, great charm and character we highly recommend an internal inspection.









Set back from the road way behind a multi vehicular blocked paved driveway flanked by a lawned fore garden having mature side shrubs and bushes access is gained to the property via :

**FULLY ENCLOSED PORCH:** Arched Pvc double glazed windows to front and side, cloaks / storage cupboard door to

**RECEPTION HALL :**12'09" x 10'04": Double glazed window to side, three leaded light windows to porch, original open fire place with tiled hearth and recess, oak panelling to walls with feature built in clock, period style radiator

**SPACIOUS LOUNGE :** 20'01" x 17' : Full width leaded light window to rear, two radiator, open fireplace recess having tiled heath and mantel together with timber fire surround

**DINING ROOM :** 20'09" max 16' min 17'00" max 12'06" min: Pvc double glazed deep bay window to fore, deep inglenook feature fireplace with further window and central arched pewter fire surround with central living flame gas fire, two radiators

**REAR CONSERVATORY / ROOM :** 22' x 8': Pvc double glazed windows with central double glazed double French doors to garden.

**FITTED BREAKFAST KITCHEN :**19'10" max 18'07" min x 11'03": Two pvc double glazed windows to side, one and a half bowl enamel sink unit set into granite worksurfaces having upstands, there are a comprehensive range of fitted units to both base and wall level including pan drawer units, integrated twin fridges, freezer and dishwasher, range style cooker having twin ovens and gas hob, space for breakfast table, double radiator

**BUTLERS PANTRY:** Two double base units with two double leaded light glazed wall display units opening to kitchen

**UTILITY ROOM:** Single drainer and sink unit set into worktop, fitted base units, recess for washing machine, space for dryer

**SEPARATE/ GUEST WC:** Leaded light obscure window to rear, low flushing white wc, vanity wash hand basin with base unit underneath

**RETURN STAIRS TO LANDING:** Pvc double glazed leaded light window to front, radiator, storage cupboard

**BEDROOM ONE:** 17'00" max 12'03" min x 16' : Pvc double glazed window to front, double radiator, two double and two single wardrobes, fitted dressing table with drawers



**TENURE:** We have been informed by the vendor that the property is Freehold.  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.









Council Tax Band: G

**DEEP EN-SUITE SHOWER ROOM : 13'03" x 05'00"**: Double glazed velux window to rear, matching white suite comprising shower cubicle, wash hand basin, low flushing wc, tiled splashbacks, Radiator, electric towel rail

**BEDROOM TWO : 16'09" max 13'06" min x 11'09"**: Pvc double glazed window to rear, vanity wash hand basin with base unit underneath, double radiator, useful storage cupboard

**BEDROOM THREE : 13'03" X 10'10" max 9'09" min**: Pvc double glazed window to side and rear, double radiator, two double door fitted wardrobes

**BEDROOM FOUR : 15'06" max 13'08" min X 9'02"**: Pvc double glazed window to side, radiator, double and fitted single wardrobes to full width

**FAMILY BATHROOM**: Pvc double glazed obscure window to side, matching white suite comprising whirlpool bath, wash hand basin, low flushing wc, combination radiator/heated towel rail, enclosed separate shower cubicle, tiling to walls

**SEPARATE WC**: Pvc double glazed obscure window to side, white low flushing wc, wash hand basin

**STAIRS TO SECOND FLOOR** : Pvc double glazed window to rear

**BEDROOM FIVE : 14'08" max 12'09" min 14'09" max 11'04" min**: Pvc double glazed window to rear, two double built in wardrobes, radiator

**OUTSIDE**: Blocked paved patio area and pathway, lawned rear garden, flanked by borders having mature shrub's and bushes

**REAR DOUBLE GARAGE : 21'05" x 17'04"**: Having multi vehicular blocked paved driveway to fore, gate to Beech Hill Road. Electric garage door, pvc double glazed window and door to side

**HOME OFFICE/DEN/GYM : 21'03" max 17'04" min x 12'10"**: Access via pvc double glazed door, two pvc double glazed windows to side







Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

