



41 Beech Hill Road, Sutton Coldfield, West Midlands, B72 1BY

This exceptional residence built over four floors and just under 4000 sq ft is completely unique – offering striking, stylish and contemporary accommodation throughout. Originally a show home, the current vendors have improved the home to include special features, with the benefit of having a lower ground floor – perfect for anyone looking for added accommodation which could work perfectly as an annexe or even a rental apartment, adding an extra monthly income.

Heating is controlled separately on each floor with the ground floor benefitting from under-floor heating. A spacious and welcoming entrance hall greets you with communicating doors to a comfortable living room providing the perfect space to relax and enjoy family time and has been beautifully decorated to create the perfect mix of elegance and calm.

The real heart of the home is a superbly fitted open plan Breakfast/Kitchen/Family Area, enjoying a variety of space from cooking and dining to relaxing, working and entertaining, creating an all-inclusive environment that's perfect for today's modern family and enjoying the garden views over the terrace. A downstairs cloakroom and well-proportioned and desirable snug to the front elevation, completes the ground floor accommodation.

The first floor comprises of four generous bedrooms, two boasting fitted wardrobes and bedroom two enjoys the benefit from a modern and luxuriously appointed ensuite with large walk in shower. A modern family bathroom then completes this floor. The second floor comprises of the principal bedroom, with an ensuite and a dressing area, providing a high degree of privacy. The landing provides space for a seating area, providing a quiet space supreme for home working.

The lower ground floor has been ideally designed and fitted to comprise of a well fitted kitchen, bedroom, bathroom and living room with double doors that open into the rear garden which makes it ideal for entertaining – perfect for a teenage den/granny annex or even an Airbnb!!

Outside the rear garden has an elevated sun terrace with stairs leading to the garden with paved patio. The garage with electric up and over door, light and power is in the rear garden. There is ample of parking spaces to the front and rear for four to five cars.

Beech Hill Road is considered as being one of the most prestigious roads in Wylde Green and is within walking distance of the popular Walmley Golf Club and the local amenities on Birmingham Road, Wylde Green.



GROUND FLOOR

Lounge 17' 6" x 11' 6" (5.33m x 3.50m)

Snug 9' 1" x 10' 2" (2.77m x 3.10m)

Kitchen/Family Area 26' 0" x 12' 3" (7.92m x 3.73m)

WC 11' 2" x 4' 7" (3.40m x 1.40m)

LOWER GROUND FLOOR

Living Room 18' 8" x 11' 4" (5.69m x 3.45m)

Kitchen 11' 3" x 6' 6" (3.43m x 1.98m)

Bedroom Six 13' 7" x 11' 9" (4.14m x 3.58m)

Bathroom 6' 3" x 8' 4" (1.90m x 2.54m)

FIRST FLOOR

Bedroom Two 11' 7" x 11' 11" (3.53m x 3.63m)

Ensuite 5' 7" x 5' 4" (1.70m x 1.62m)

Bedroom Three 10' 2" x 11' 7" (3.10m x 3.53m)

Bedroom Four 13' 9" x 9' 5" (4.19m x 2.87m)

Bedroom Five 11' 6" x 9' 7" (3.50m x 2.92m)

Bathroom 6' 4" x 7' 9" (1.93m x 2.36m)

SECOND FLOOR

Bedroom One 15' 3" x 17' 9" (4.64m x 5.41m)

Dressing Area 7' 2" x 5' 6" (2.18m x 1.68m)

Ensuite 7' 6" x 5' 5" (2.28m x 1.65m)





FLOORPLAN

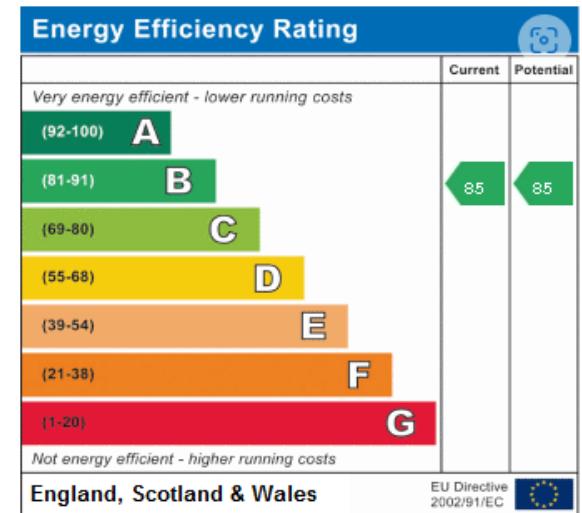
Floorplan is for illustration purposes only and not drawn to scale



Map Location



Energy Efficiency Rating





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