



54 Beamhill Road, Burton on Trent, DE13 0AE



Enjoying idyllic rural views to the rear is this traditional detached family home, benefitting from spacious extended interiors including five bedrooms plus loft studio/games room, an established south facing garden plot and a desirable 'Outstanding' school catchment area including Moseley Academy and John Taylor High. Dating back to 1935, this well presented home showcasing traditional features including tall ceilings, bay windows and character doors, with the interiors offering a wealth of potential to remodel/extend further to suit. The interiors comprise briefly central reception hall, two spacious reception rooms, open plan dining kitchen and cloakroom to

the ground floor, with five bedrooms to the first floor serviced by a master en suite and family bathroom. The loft has also been converted into a fabulous space ideal as for use as a games room, studio or teenager's den. The established south facing gardens extend to a superb size and have been beautifully cultivated to provide entertaining areas, well tended lawns and fruit and vegetable plots, all enjoying rural views over mature woodland. To the front is ample parking and access into a large garage via an electric door, and the property is serviced by mains gas central heating, double glazed windows and solar panels which are included in the sale.

Being just minutes from both the surrounding Staffordshire countryside and the market town of Burton on Trent, Beamhill Road benefits from easy access to an array of rural pursuits including walking, cycling or equestrian activities, with everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema also being within easy reach. The property lies within catchment for the Ofsted rated 'Outstanding' Moseley Academy which feeds into the similarly rated John Taylor Specialist Science School in Barton under Needwood, and the recently opened John Taylor Free School is also within a few minutes' drive. A regular public bus

service runs nearby and train stations in both Burton and Lichfield providing direct links to Birmingham, London and beyond. The property lies within a convenient distance of the trunk roads of A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham and East Midlands are also within a convenient drive.



- Traditional Detached Family Home
- Versatile Extended Accommodation
- Popular Setting & Views to Rear
- Potential to Extend/Remodel Further
- Two Spacious Reception Rooms
- Family Dining Kitchen
- Reception Hall & Cloakroom
- Five Bedrooms (Four Doubles)
- Master En Suite & Family Bathroom
- Versatile Loft Studio/Games Room
- Double Garage & Ample Parking
- Established Rear Gardens
- Solar Panels with Feed in Tariff
- Attractive Woodland & Rural Views
- 'Outstanding' School Catchment

Reception Hall

An arched UPVC door to front opens into this traditional central hallway, having stairs rising to the first floor accommodation and doors opening into:

Family Room 4.24 x 3.58m (approx. 13'11 x 11'9)

A well presented space having a bay window to front and a period fireplace with gas living flame fire

Lounge 7.7 x 3.28m (approx. 25'3 x 10'9)

Another spacious reception room having a window to the side and double doors out to the rear gardens

Family Dining Kitchen 6.25 x 5.94m (approx. 20'6 x 19'6)

The **Kitchen** comprises a range of contemporary wall and base units housing an inset one and a half sink with side drainer and spaces for appliances including dishwasher, fridge, freezer, washing machine and tumble dryer. A recess housing a dual fuel range cooker which is included in the sale. A door opens out to the rear, there are windows overlooking the gardens and tiled flooring extends into the **Dining Area** where there is a door into a useful understairs storage cupboard

Cloakroom

Comprising wash basin set to vanity unit and WC, with tiled walls and an obscured window to side





Stairs rise to the first floor **Landing**, where there is access via a drop down ladder to the loft and doors open into:

Master Bedroom 4.88 x 4.57m (approx. 16'0 x 15'0)
Double glazed window to rear aspect, carpet, central heating radiator, TV point, sockets and views over the fields.

En Suite

Fitted with a white suite having pedestal wash basin, WC and double shower, with tiled walls, a heated towel rail and a window to the side

Bedroom Two 3.9 x 3.73m (approx. 12'9 x 12'3)
Another double bedroom having a range of fitted wardrobes and a window to the rear having views over the fields.

Bedroom Three 4.11 x 3.73m (approx. 13'6 x 12'3)
Having bay window to the front aspect and a freestanding wardrobe which is included in the sale

Bedroom Four 3.61 x 3.2m (approx. 11'10 x 10'6)
A fourth double room having window to the front

Bedroom Five 2.31 x 2.06m (approx. 7'7 x 6'9)
An ideal single bedroom or study, having window to the front

Family Bathroom

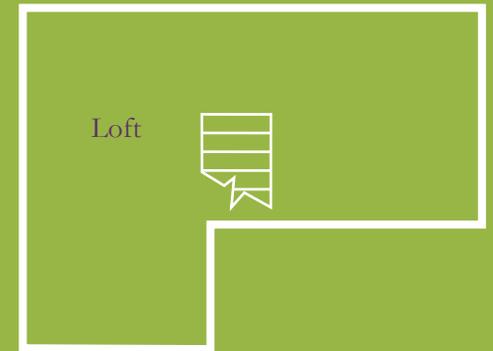
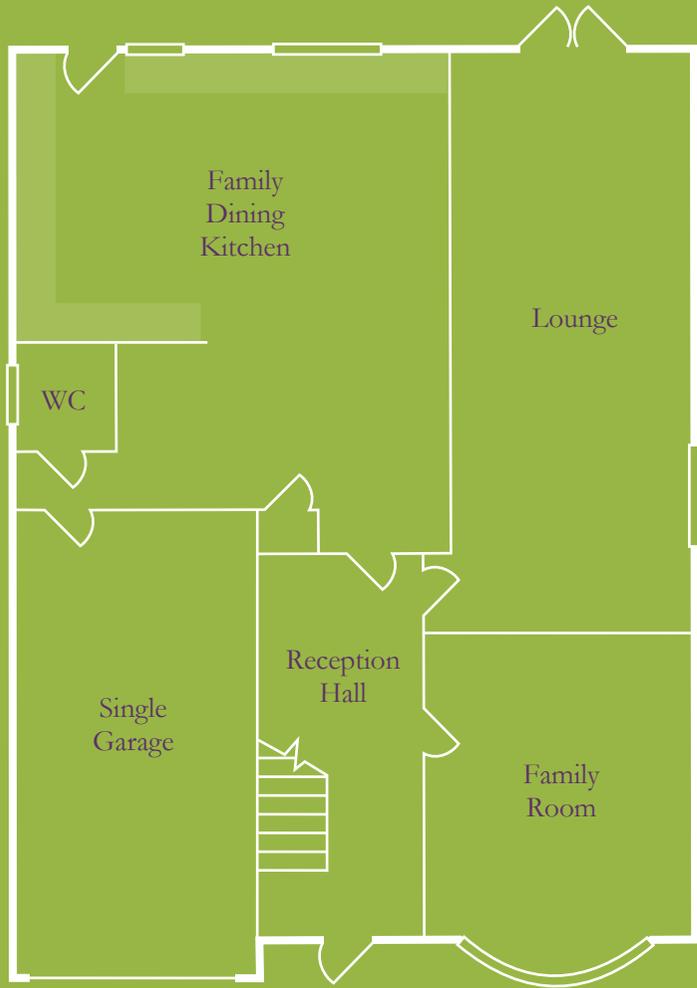
Comprising a modern white suite having pedestal wash basin, WC and bathtub with shower unit over, having a heated towel rail, an obscured window to the rear and tiled walls

Loft Studio 5.79 x 3.96m (approx. 19'0 x 13'0)
Accessed via a drop down ladder from the landing, this superb conversion offers ideal space as a studio, games room or teenagers den. There is ample eaves storage space with lighting, and two skylights overlooking idyllic views



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Outside

The property is set back from the lane beyond a generous block paved driveway providing parking for a number of vehicles. There is access into the garage, a wide side access leads into the rear garden and a canopy porch opens into the property

Large Garage 5.69 x 3.28m (approx. 18'8 x 10'9)
Having an electric roller door to the front, power, lighting, a water point and an insulated loftspace. The mains gas boiler is housed in here

South Facing Garden

The mature gardens extend to a generous size and have been beautifully cultivated to provide various areas for relaxation and enjoyment. An elevated deck lies next to the property having outside power, lighting and a water point, with steps leading down to formal lawns housing a garden shed and greenhouse. Beyond the lawns there is a kitchen garden planted with a variety of fruit and vegetables, and a second greenhouse houses a mature grape vine and tomato plants. There is power/lighting to the sheds. Steps lead down to the lower lawns where there is an ornamental pond with waterfall, and a gate at the bottom of the garden leads to a mature area of protected woodland



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.