



# Beechmont

88 Jesson Road, Walsall, WS1 3BA



**MARK BENTLEY**  
ESTATE AGENT



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*A very well maintained thoughtfully enhanced and extended and most impressive 5 bedroom 5 bathroom 5 reception room gated freehold detached home with superb integral swimming pool complex and private gardens.  
Almost 5,000 sq ft of accommodation.*

**Beechmont** offers a host of features that you will not find in your standard detached family home. Not only are there 5 bedrooms and 5 bathrooms but there are 5 reception room's including an elegant lounge, formal dining room, sitting room, snooker room and bar/entertaining room and there is a stunning integral swimming pool complex.

In addition there is a gorgeous 32' ft dining kitchen separate utility room and a fully fitted study/home office.

Please note: All the furnishings and furniture are available by separate negotiation.

**Beechmont** sits behind two sets of electric double gates and a brick boundary wall with wrought iron railings and a full width tarmac drive providing parking space for approximately 7 cars.

Comprehensive shopping facilities are available at Walsall Town Centre. Walsall Cricket Club, Rugby Club and Golf Club are all within walking distance.





For the driving commuter Junction 7 of the M6, which includes access to the M5, is only 2 miles away as is Junction 9 of the M6.

Queen Mary's Grammar Schools for boy and girls are within easy reach.

**Beechmont comprises:**

### Ground Floor

#### **Feature Porch**

#### **Vestibule**

Main entrance door and inner door to:

#### **Welcoming Reception Hall**

Doors to Lounge, Dining Room, Study, inner hallway and understairs store and stairs to first floor.

#### **Elegant Lounge 6.14m x 4.13m**

Feature fireplace and fire, built in display and storage cupboards and leaded light bay window facing front.

#### **Formal Dining Room 4.51m x 3.70m**

Feature fitted fire, built in display and storage cupboards and leaded light window facing front.

#### **Study 3.70m x 2.76m**

Comprehensively fitted with two work desks, storage cupboards and shelving and window facing side.

#### **Inner Hall**

Doors to Kitchen, Utility Room and Guest Cloakroom.

#### **Guest Cloakroom**

Wash basin, WC and window facing side.

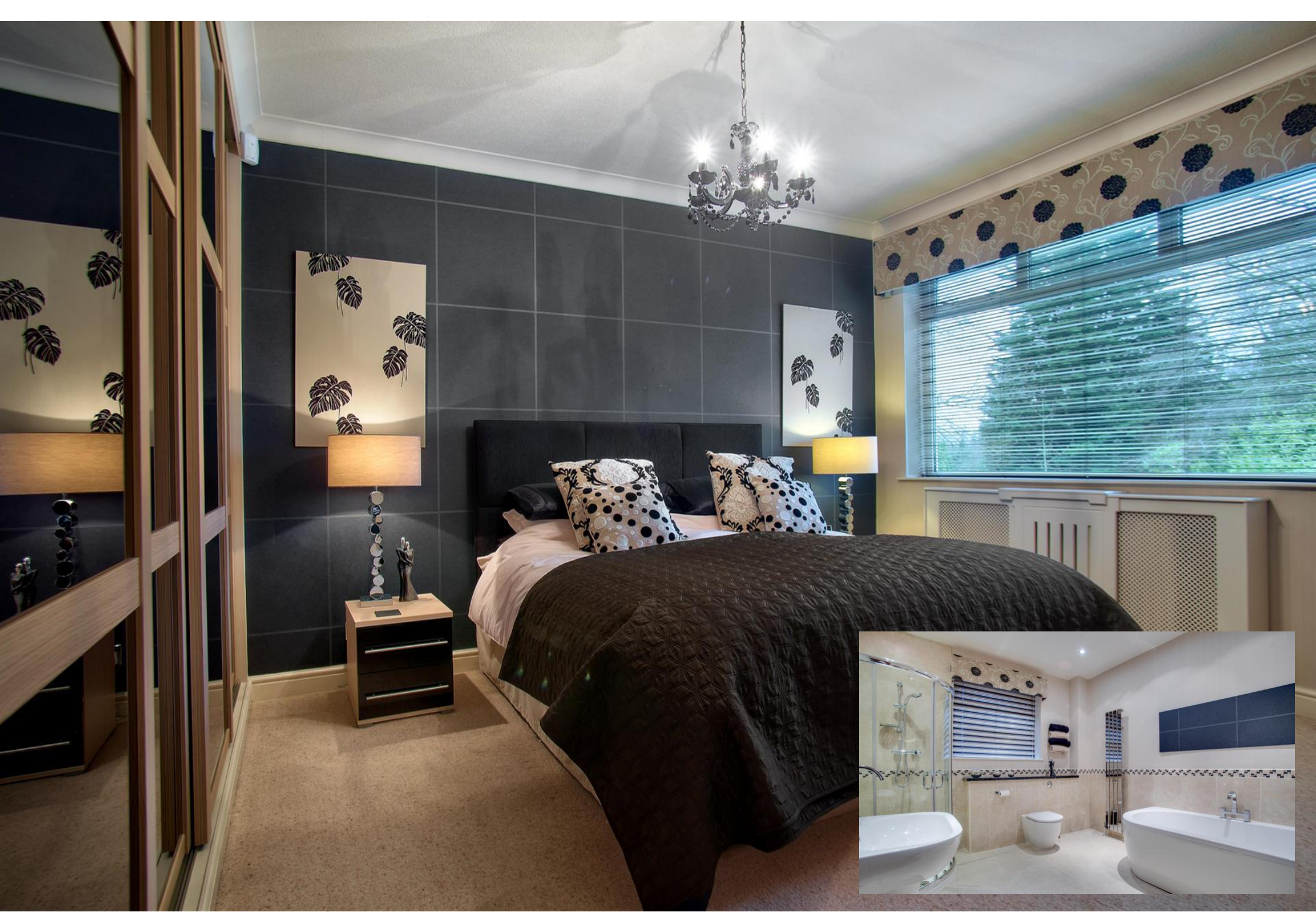
#### **Utility Room 3.70m x 1.88m**

Fitted units, sink unit and door to side.

#### **Super Dining Kitchen 9.84m x 3.58m**

Comprehensive range of fitted units including full height cupboards with built in Neff appliances including microwave, warming drawer, two fan assisted ovens and Rangemaster fridge freezer. Central island with Corian work tops and sink, waterfall tap and five ring gas hob unit with extractor hood over and integrated dishwasher. There is ample space for a breakfast table and chairs, bi-fold doors to side decking and door to:





**Sitting Room 4.58m x 3.28m**

Feature fireplace, glazed doors to snooker room and glazed sliding doors to Swimming Pool.

**Snooker Room 6.56m x 4.58m**

Ample room for a full size snooker table and door to Bar Room.

**Bar/Entertaining Room 5.74m x 4.16m**

An excellent room for entertaining with a comprehensively fitted bar, door to snooker room and wide window overlooking the rear garden.

**Swimming Pool Complex 16.48m x 6.84m**

**Superb 11m x 5m heated swimming pool** with surrounding tiled area's including room for lounge's etc, air conditioning, sound system, glazed double doors to the extensive decking and rear garden and full height windows overlooking the rear garden.

**Shower Room 2.52m x 2.08m**

Shower cubicle, wash basin, WC and door to:

**Plant Room**

Housing the boiler, pump, filter, and air conditioning unit.

**First Floor****Large Landing 10.39m max x 2.48m**

Two windows facing side, doors to all bedrooms and main bathroom and hatch to large loft area.

**Principal Bedroom 4.63m x 3.60m**

Range of fitted wardrobes, storage cupboard, window overlooking the rear garden and door to:

**En-Suite 3.24m x 2.77m**

Panelled bath, shower cubicle, pedestal wash basin, WC, tiled floor and wall and window facing rear.

Lobby from landing to:

**Bedroom 2 5.34m into bay x 3.30m**

Built in wardrobes and square bay window overlooking the rear garden.

**En-Suite 2.07m x 1.63m**

Panelled bath with shower fitting over, Wash basin and WC.

**Bedroom 3 4.85m x 4.11m**

Fitted Hammond wardrobes, two windows facing front and door to:

**Jack & Jill En Suite Shower Room 2.02m x 1.77m (shared with Bedroom 4)**

Shower cubicle, washbasin and window facing front.

**Bedroom 4 3.54m x 3.41m**

Comprehensive range of fitted wardrobes, two windows facing front and door to Jack & Jill En-Suite.

**Bedroom 5 3.73m x 3.67m**

Window facing side.

**Family Bathroom 3.66m x 2.90m**

Panelled bath, walk in shower, twin wash basins, WC, floor & wall tiling and window facing side.

**Outside****Side Garage 7.22m x 2.48m**

Double entrance doors and access to rear decked area.

**Landscaped & Private South Facing Rear Garden**

Large decked patio, shaped lawn with surrounding gravel path and feature central paved area with box hedging and palm tree, a variety of shrubs and screening hedging and trees.

**General Information**

**Tenure:** Freehold

**Council Tax Band:** G

**EPC Band:** D

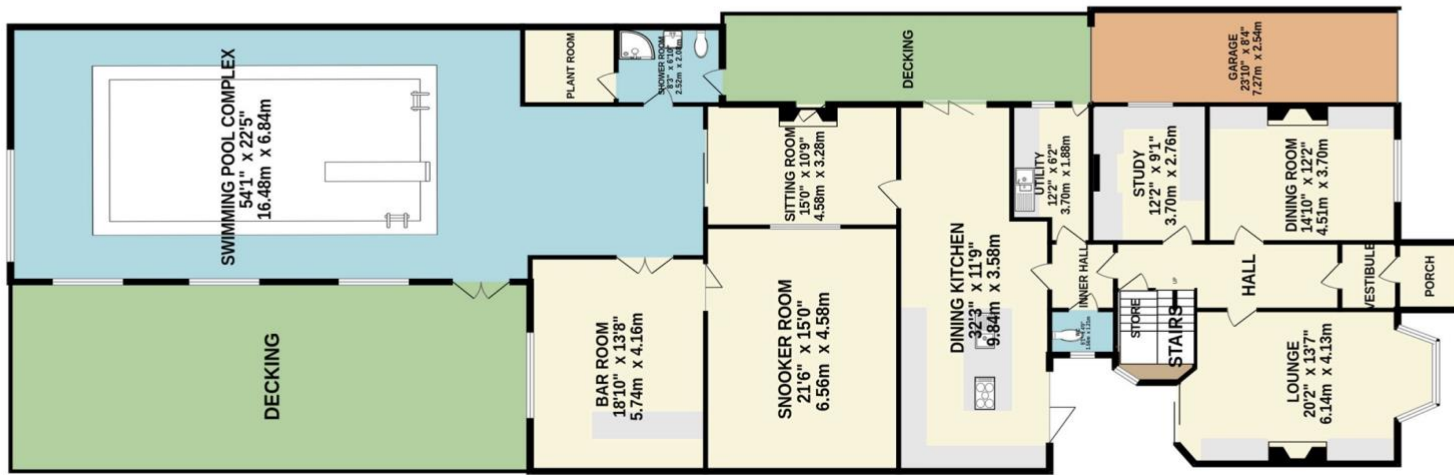
**Fixtures, Fittings and Furnishings:** Available to be purchased by separate negotiation.

**Viewing:** Call Mark Bentley on 07768 035 065 or 0121 353 6212 Or email on [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com)

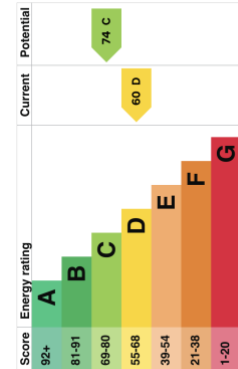




GROUND FLOOR



1ST FLOOR



5 BED 4 BATH 5 RECEPTION ROOM FREEHOLD DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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