Property Marketing **Approval Form**

69 Beaks Hill Road, Birmingham, B38 8BL
Date: 04/09/2026 **Property Ref and Version:** KNO230315

DIXONS

selling your home
with **Dixons**

Getting a sale agreed on your property

Before we officially begin to market your property, we would request that you review the information below which we gathered during our visit, to ensure that everything is accurate.

The points covered in this marketing approval include:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on various websites; the format of how this information is displayed may be subject to change over time.

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Price

Offers in excess of £975,000

Tenure: Freehold

Key features of the property

>

> EPC Rating: To be confirmed

Summary Property Description

DETACHED ***FIVE BEDROOMS*** ***FOUR BATHROOMS*** ***LARGE DRIVEWAY*** ****LOFT CONVERSION*** ***DESIRED LOCATION***

Dixons are pleased to present this fantastic opportunity to purchase this remarkable property, which forms part of a well-established and sought after residential area. Offering exceptional and flexible accommodation ideal for family living and for entertaining.

Upon entering the property, you are welcomed by a spacious entrance hallway which sets the tone for the rest of the home. To the front right of the property is a well-proportioned reception room, perfect for relaxing or entertaining guests. To the left, the heart of the home can be found in the beautifully modernised open plan living, dining and kitchen area, thoughtfully designed to create a versatile and sociable space for everyday family life. The ground floor further benefits from a bright and airy conservatory, flooded with natural light and providing an additional reception area overlooking the garden. A convenient downstairs W.C. and ample storage cupboards complete the ground floor accommodation.

The first floor comprises four generously sized bedrooms, offering excellent space for growing families. Two of the bedrooms benefit from modern en-suite shower rooms, whilst a third bedroom enjoys the added luxury of its own separate toilet. A contemporary family bathroom serves the remaining bedrooms.

The second floor features a superb loft conversion, creating an impressive principal suite complete with a spacious bedroom, family bathroom and an exceptional walk-in dressing room, providing a luxurious private retreat.

Further benefits include gas central heating, double glazed windows throughout, extensive built-in storage, and a substantial driveway providing ample off-road parking for multiple vehicles.

This exceptional property must be viewed to fully appreciate the size, quality and versatility of accommodation on offer.

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This property is conveniently situated for access to a multitude of local amenities, with Kings Norton Green offering a hive of activity with a wide variety of shops, businesses, a monthly Farmer's market and the renowned 'Mop Fair' takes place in October every year. This property also offers fantastic transport links including Kings Norton train station, which is a popular route to Birmingham New Street, via Bournville, Selly Oak, Birmingham University and New Street or Longbridge, Barnt Green, Alvechurch, Redditch or Bromsgrove. Motorway links are also a short drive away including the M42/M5 and M40 Motorways for those needing to commute. Local amenities and open green spaces are also in abundance with a local nature reserve a stone's throw away along with Kings Norton Park. Popular local schools include the much sought after Kings Norton Girls' and Boys' Secondary Schools.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Full Property Description

Directions

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Room Descriptions

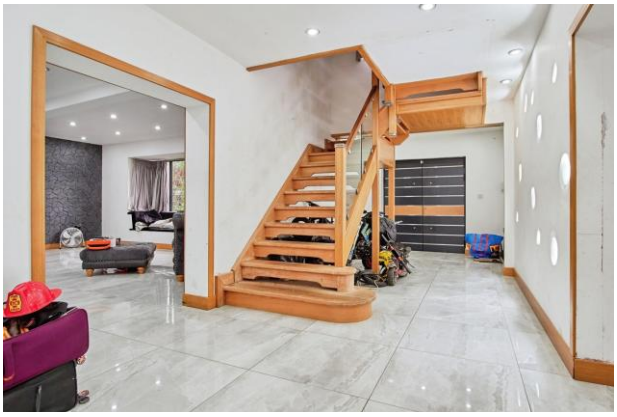
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Property Photographs













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Property Photographs













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Property Floorplan



Total floor area 485.4 m² (5,225 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

DIXONS

Approval

	Signature	Date
Mr Shammi Kapoor		
Daniella Garghan	D.Garghan	04-09-2026