

7 WESTFIELD ROAD, EDGBASTON, B15 3XA



A TRULY IMPRESSIVE FIVE BEDROOM DETACHED PROPERTY BOASTING
AN EXCELLENT OPEN PLAN KITCHEN AND LIVING SPACE,
CONSERVATORY, TWO RECEPTION ROOMS AND GENEROUS OFF ROAD
PARKING
EPC RATING C

£1,099,950

H

SALES • LETTINGS • SURVEYORS

H

Location

WESTFIELD ROAD is one of the most prestigious and sought after roads on the renowned Calthorpe Estate in the Edgbaston area of Birmingham. The property is situated conveniently for access to the Hagley Road where there are excellent public transport links giving direct access to the City Centre offering an abundance of amenities for visitors and residents, as well as access to New Street train station and motorway links out of the city. Furthermore the local area has excellent schooling for children of all ages to include Edgbaston High School for Girls, King Edwards Five Ways and The Blue Coat School. The Queen Elizabeth Medical Complex and University of Birmingham are within the immediate vicinity and easily commutable by all usual transport links.

Introduction

WESTFIELD ROAD is a superb five bedroom detached property, offered to the market in a most sought after location. Set back from the road beyond a block set drive way, inside briefly comprises; enclosed entrance porch, reception hall, sitting room, utility with guest wc, impressive open plan kitchen, dining & living space and conservatory to the ground floor. To the first floor there are five bedrooms, family bathroom and separate shower room. Outside there is a generous rear garden with neat patio area and lawn with an array of mature trees and shrubs.

Enclosed Entrance Porch

Double glazed windows to front and side elevation and door into

Reception Hall

With stairs rising to first floor landing, laminate flooring, central heating radiator, ceiling light point and doors into



Utility

8'9" X 8'8" (2.67m X 2.64m) Double glazed window to side elevation, central heating radiator and laminate flooring with access into



Guest WC

Having low level wc, wash hand basin with base unit, and shower cubicle with shower over

H

Sitting Room

16'0" X 13'0" (4.88m X 3.96m) Double glazed window to front elevation, carpet flooring, ceiling light point, feature gas fireplace with surround and wall lights



Family Room/Study

18'5" X 17'0" (5.61m X 5.18m) Double glazed window to side front elevation, laminate flooring, ceiling light point, obscure double glazed door to side elevation



Open Plan Dining Kitchen

29'0" X 21'4" (8.84m X 6.50m) Double glazed window to rear elevation, obscure double glazed door to side elevation, central heating radiators, ceiling light points, skylight and laminate flooring



H

Dining Area



Kitchen Area

Having a range of wall and base units with contrasting work surfaces, five ring gas hob, extractor hood, stainless steel sink with drainer, double door oven, plumbing for dishwasher and breakfast bar



Lounge Area



H

Alternative Lounge Area View



Conservatory

19'5" X 10'0" (5.92m X 3.05m) Double glazed conservatory with French doors opening onto the side patio, laminate flooring and two wall lights



First Floor Accommodation

Stairs rising from ground floor reception hall, ceiling light point, loft access, double glazed window to front elevation and central heating radiator



H

Master Bedroom

21'6" X 11'6" (6.55m X 3.51m) Two double glazed windows to front elevation, laminate flooring, ceiling light point, central heating radiator and door into adjoining family bathroom



Bedroom Two

17'0" X 13'0" (5.18m X 3.96m) Double glazed window to front elevation, carpet flooring, ceiling light point and central heating radiator



Bedroom Three

Dual aspect double glazed windows to front and side elevation, ceiling light point, wall lights, carpet flooring and central heating radiator



Bedroom Four

12'7" X 9'3" (3.84m X 2.82m) Having skylight and central heating radiator

H

Bedroom Five

9'3" X 8'5" (2.82m X 2.57m) Double glazed window to rear elevation, carpet flooring, central heating radiator and ceiling light point



Shower Room

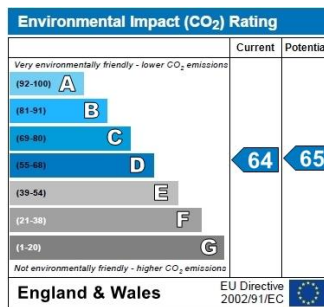
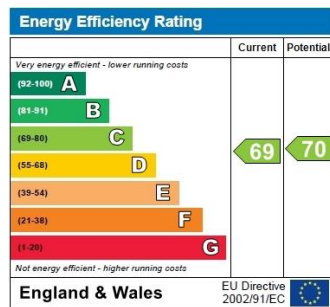
Corner shower cubicle with shower over, low level wc, wash hand basin with base unit, tiled walls and central heating radiator



Jack & Jill Family Bathroom

Double glazed window to side elevation, corner shower cubicle with shower over, freestanding roll top bathtub with shower attachment, chrome towel rail, low level wc, wash hand basin and tiled walls





MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".