



3 WESTFIELD ROAD, EDGBASTON

Birmingham, B15 3XA



# A DETACHED PROPERTY OFFERING OPEN PLAN LIVING

A detached family home featuring a spacious open plan layout,  
generous driveway parking and 5 bedrooms all with en suite facilities.

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Local Authority: Birmingham City Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,075,000



## WESTFIELD ROAD, EDGBASTON

This super family property is located on the popular Westfield Road and is set back from the road, with gated access leading through to a substantial block paved driveway providing parking for numerous vehicles.

Extending to 3403 sq ft (316 sq m) in total, the property offers spacious and flexible accommodation set over three floors.

The property is accessed via the front entrance door which leads to a welcoming hallway through to the open plan living area.







This light open layout provides a sitting room, dining area and kitchen. The kitchen includes a range of cupboards and a central island with breakfast bar. The accommodation flows through to a further sitting area which is flooded with natural light and in turn the formal dining room. There is also a further sitting room to the front of the property. Adjacent to the kitchen is a very useful and fully fitted utility room. From the kitchen bi-fold doors lead out to the rear garden. The study benefits from natural light with patio doors overlooking the front aspect, these also provide independent access to the study from the front driveway if required.

To the first floor there are four good sized bedrooms, all benefitting from their own en suite facilities. To the second floor, the principal bedroom suite features a large en suite bathroom and a walk in wardrobe area.

#### Gardens and Grounds

The rear garden offers a low maintenance design and features a garden studio currently used as a gym with WC facilities. This would make an ideal entertainment space or home office if required.



## LOCATION

This spacious family home is situated on the renowned Calthorpe Estate, Edgbaston which is characterised by tree-lined roads and a mixture of historic and contemporary architecture. The area benefits from outstanding leisure facilities and many attractive open spaces. Harborne Village High Street is close by and offers a wide range of shops including M&S Food Hall, Waitrose and Sainsbury's Local and a range of boutiques, restaurants, pubs and coffee shops.

There are several excellent state and independent schools, both primary and secondary, including Edgbaston High School for Girls, King Edwards Schools for Boys and Girls, The Blue Coat School and many nurseries. The Queen Elizabeth Medical Complex, several private hospitals and the University of Birmingham are close by as are many general medical practices and dentists.

### Services

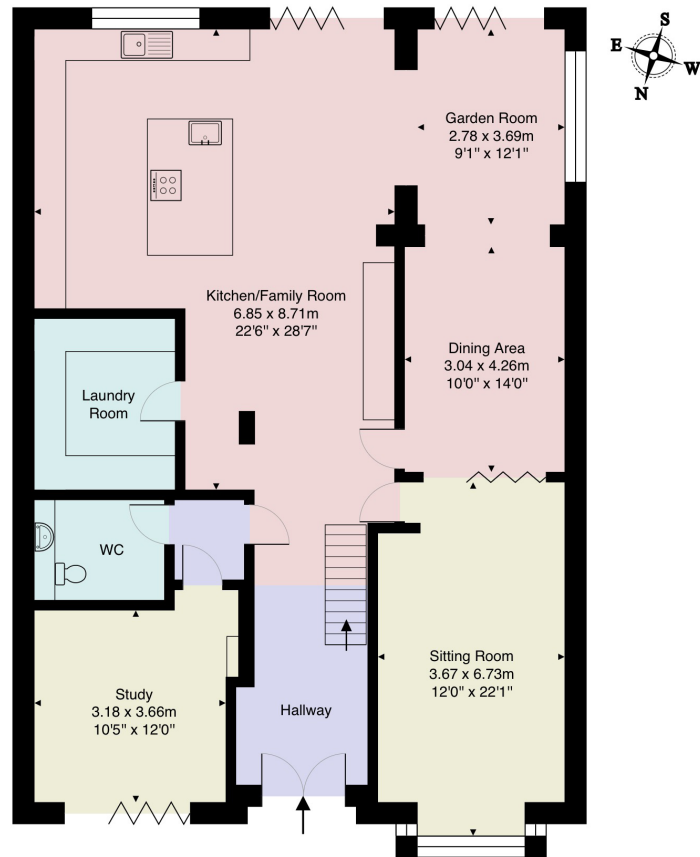
Mains water, electricity, gas and drainage are connected.



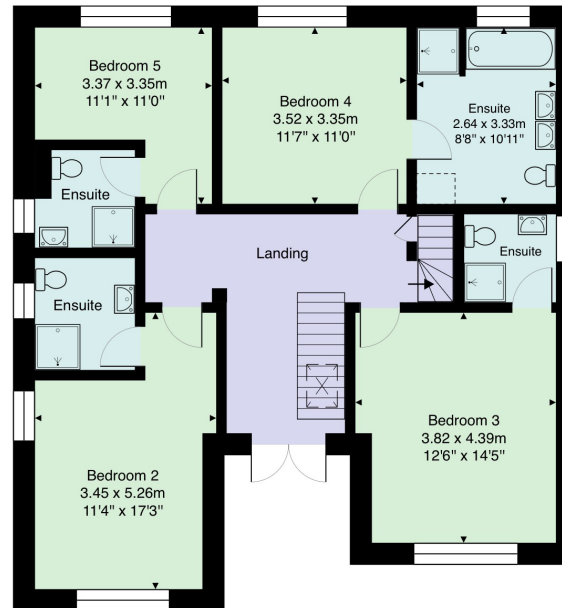




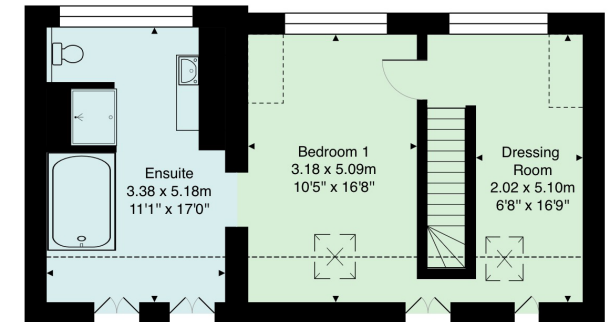
**Ground Floor**  
Area: approx 148.7 m<sup>2</sup> ... 1601 ft<sup>2</sup>



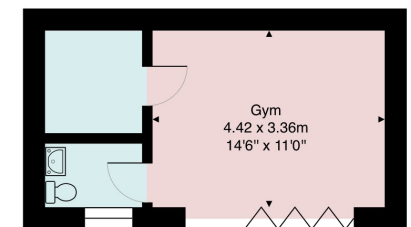
**First Floor**  
Area: approx 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>



**Second Floor**  
Area: approx 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>



**Garden Studio**  
Area: approx 21.7 m<sup>2</sup> ... 234 ft<sup>2</sup>



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Total Area: approx 316.2 m<sup>2</sup> ... 3403 ft<sup>2</sup>

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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