



Westhill Road, Birmingham, B38 8RX

Guide price £550,000



Immaculately presented, expansive four bedroom family residence with garage situated in a highly sought-after vicinity, just a short stroll away from the historic Kings Norton Village Green. The property in brief comprises Four Generously Sized Bedrooms, Two Reception Rooms, downstairs W.C, Kitchen, Utility Room, Family Bathroom, En Suite, Garage, Ample off road parking and gardens.



#### -Approach

This attractive property benefits from having a large road frontage and set back from the road behind a well maintained tarmac drive offering off road parking for several vehicles. Adjacent to the driveway, a lush grassed area adds a refreshing green touch to the surroundings. A carefully chosen tree graces the grassed area, its branches providing shade and contributing to the overall appeal of the fore garden. As you approach the property, a set of recently replaced steps elegantly leads to the front door.

#### -Hall

As is fitting for a home of this quality an impressive hallway welcomes you to the extensive ground floor living space. Staircase to the first floor, doors to various rooms and a convenient under stairs storage cupboard.

#### -Downstairs W.C

featuring wash basin and W.C, front aspect obscure glass double glazed window.

#### -Living Room

Bright and spacious with a triple-glazed bay window to the front letting in plenty of natural light and includes a TV point and a feature gas fire. An attractive set of hardwood glazed french doors leading into the dining room.

#### -Dining Room

Spacious and well-lit, the generously sized dining room boasts a delightful ambiance, enhanced by French doors that open up to the stunning rear garden.

#### -Kitchen

Leading off the hallway the kitchen offers an array of base and wall units, integrated appliances, TV point, matching breakfast bar and a rear aspect window overlooking the rear garden.

#### -Utility

Equipped with a recently fitted NEW BOILER, base units, work surfaces, a sink with taps and ample space for appliances, the utility room is both functional and convenient. This space features a window to the side, a direct door leading to the garden and a door leading to the

garage.

#### Upstairs-Landing

The landing offering access to upstairs accommodation features a storage cupboard with access to the huge loft via a fitted loft ladder to the loft space which is partially boarded. Exudes an elegant ambiance.

-Bedroom One -The principal bedroom suite with front aspect window features wall to wall fitted wardrobes, TV point and benefits from an elegant en-suite.

-Bedroom 2 - Spacious double bedroom with rear aspect, fitted wardrobes and TV point.

-Bedroom 3 - Spacious double bedroom with rear aspect, fitted wardrobes and TV point.

-Bedroom 4 - A further large double bedroom with front aspect and TV point.

#### -En-suite-

Contemporary and chic, the en-suite showcases a sleek design featuring a suite comprising a modern bath with hand shower head, separate walk in shower with conventional and rainfall heads and sleek glass enclosure, a vanity basin, concealed cistern W.C and LED mirror. Front facing double aspect obscured windows. All complemented with modern tiles and finishing touches.

#### -Family Bathroom

The bathroom is equipped with a walk-in shower, vanity wall units that provide ample storage, a concealed laundry bin, and a toilet and sink set beneath LED lighting positioned over the mirror.

#### -Garage

Complete with an electric roller door with remote control units, lighting, electric supply, and doors leading to utility and garden.

#### -Rear Garden

Completely landscaped by the current owner the rear garden fully enclosed by fencing comprises, two paved tiers with sandstone patio, adorned with diverse flower beds, hosting a summer house, garden shed, and includes a gated side pedestrian access leading to the property's front.

#### -KINGS NORTON

With roots dating back to the 13th Century, Kings Norton in Birmingham preserves the essence of its early 'village character,' notably evident around The Green. Today, The Green is a vibrant hub featuring diverse shops, businesses, a monthly Farmer's market, and the celebrated 'Mop Fair,' held annually in October. Kings Norton is home to several esteemed schools, including St Joseph's, Kings Norton Primary School, St Thomas Aquinas Secondary School, and the highly sought-after Kings Norton Girls' and Boys' School. The locale benefits from its own railway station on Pershore Road, a regular bus service along Pershore Road, and convenient access to Junction 2 of the M42.

Additional amenities encompass the Kings Norton Business Centre. Residents also enjoy access to Kings Norton Park and Library, as well as the Wasthills Golf Course which includes a Driving Range, pitch & putt facilities and a 9 Hole Par 3 course.

Viewing essential to appreciate this very well presented modern Freehold Detached residence offering extensive Four Bedroomed Family accommodation.

#### Hall

#### W.C

#### Living Room

17'1" x 13'1" (5.22m x 4.00m)

#### Kitchen

14'5" x 9'4" (4.40m x 2.85m)

#### Dining Room

14'5" x 10'10" (4.40m x 3.32m)

#### Utility

14'5" x 5'8" (4.40m x 1.75m)

#### Landing

#### Bedroom 1

14'5" x 12'11" (4.40m x 3.96m)

#### Bedroom 2

13'6" x 10'8" (4.13m x 3.27m)

#### Bedroom 3

10'0" x 13'5" (3.07m x 4.11m)

#### Bedroom 4

17'0" x 8'7" (5.19m x 2.63m)

#### Bathroom

6'7" x 8'11" (2.03m x 2.72m)

#### En-suite

10'6" x 7'0" (3.21m x 2.14m)



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KING  
HOMES



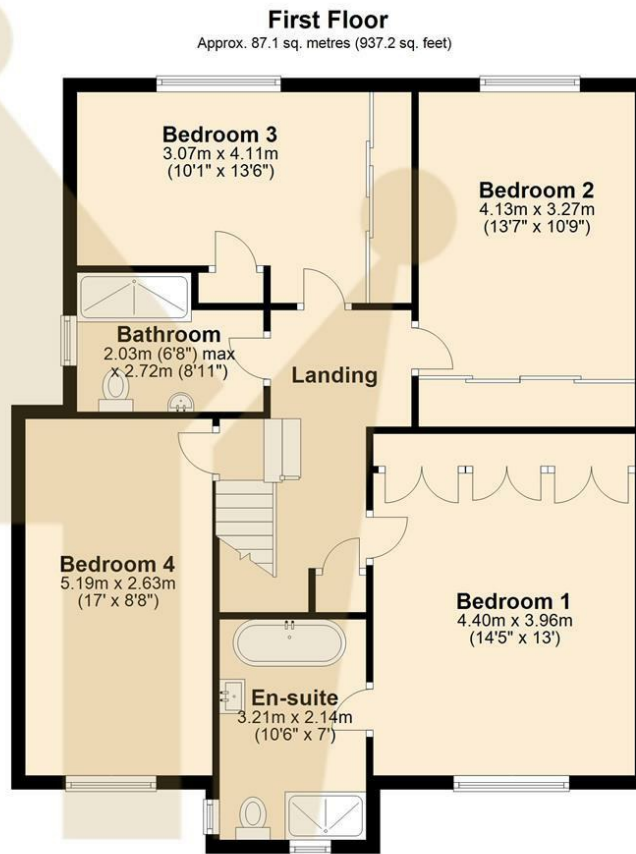
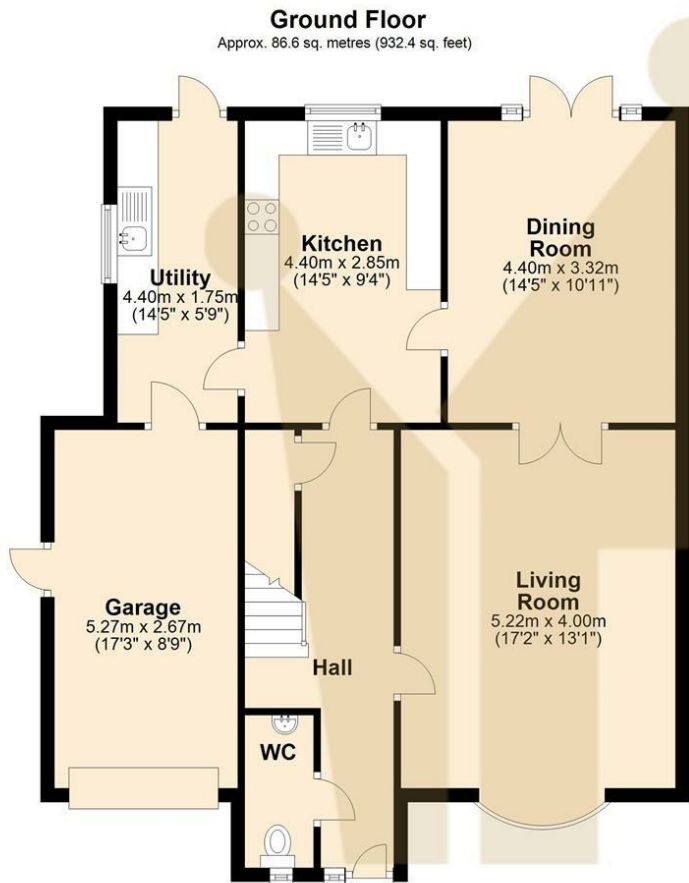
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Total area: approx. 173.7 sq. metres (1869.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		72	82
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	