

Horton & Senate



8 Westfield Grange, Kings Heath, Birmingham, B14 7SB

£1,250 PCM

- Central kings heath location
- High specification kitchen/diner
- Two double bedrooms
- A must view!
- Two bedroom semi-detached
- Landscaped rear garden
- Bespoke wardrobes to master bedroom
- Available July
- Off road parking for multiple vehicles
- Bathroom

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8 Westfield Grange, Birmingham B14 7SB

The best of both worlds- A modern two bedroom semi-detached house located in a cul-de-sac close to Kings Heath high street. The property has benefits from off road parking, a high specification kitchen/diner, a landscaped garden, master bedroom with bespoke built in wardrobes. A must view! Available July

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Council Tax Band:



Located a short walk from King's Heath High Street this property has the benefits of modern living on a cul de sac with access to all the brilliant amenities and transport links. A must view for anyone looking to rent in Kings Heath.

Front approach

Tarmacadam driveway for two vehicles leading up to obscure double glazed front door into;

Hallway

Stairs to first floor accommodation, alarm panel, fixed smoke alarm and door into;

Lounge

Double glazed window to front and side elevations, wall mounted central heating radiator, door to understairs storage cupboard ,coving to ceiling, electrical wiring for wall mounted TV and entertainment system, glazed door into;

Kitchen/diner

Double glazed door and windows to the rear and side elevations. A high gloss finish kitchen with a mixture of wall and base units, electric hob and oven with marble effect work surfaces with stainless steel sink with extending mixer tap and drainer. A further utility area with Hoover washing machine and wall mounted central heating boiler. Spotlights to ceiling over kitchen and character pendant light to dining area and wall mounted central heating radiator;

First floor landing

Fixed smoke alarm, loft access hatch and doors to bedrooms and bathroom.

Bedroom one (to rear)

Wall mounted central heating radiator, double glazing with further glazed barrier to the rear elevation, extensive custom built in wardrobes, coving to ceiling and pendant light switch;

Bedroom two (at front)

Wall mounted central heating radiator, double glazed window to front elevation, loft access hatch , door to over-stairs storage cupboard;

Bathroom

The suite comprises a heated towel rail, closed coupled w.c., pedestal sink with mixer tap, panel bath with mains fed shower over, obscure double glazed window to side elevation with extractor;

Rear garden

Landscaped to accommodate sloping nature of the site the rear garden has patio area with wooden decked steps leading to a further decked seating area. There is side access and the rear boundary backs onto the train line.



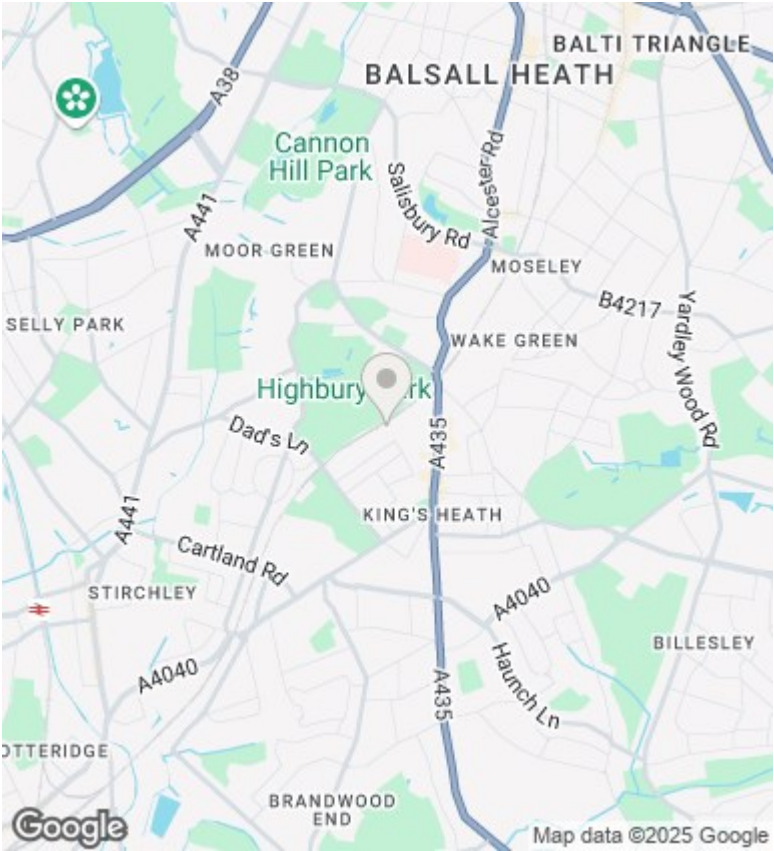


Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band



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