

# DRAKES

ESTATE AGENTS



Westfield Avenue, Birmingham, B14 4PN

£250,000

- An Extended Semi-Detached
- Three Bedrooms
- Lounge
- Extended Kitchen
- Breakfast Room
- Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Cul-de-sac Location



SCAN TO VIEW  
VIRTUAL TOUR



# DRAKES

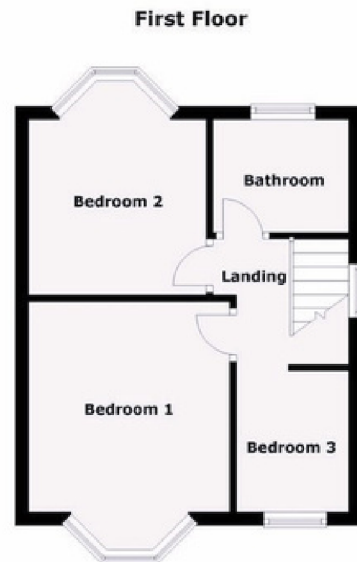
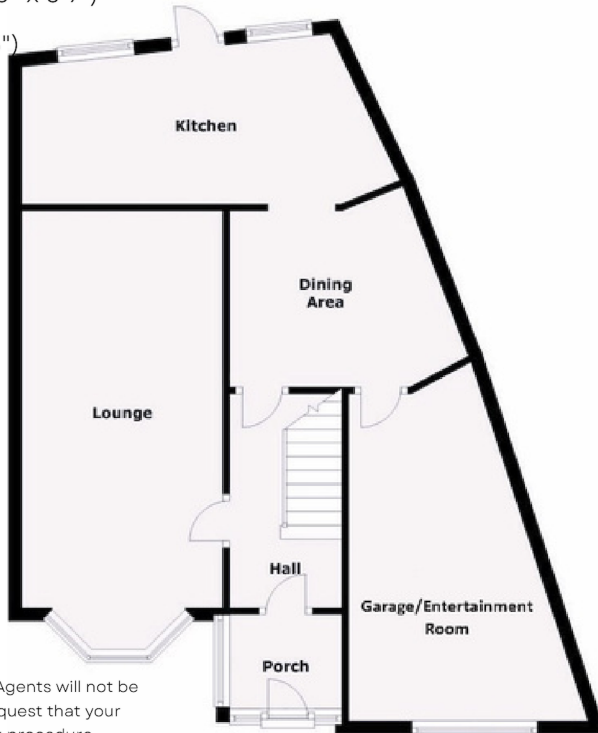
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- Lounge to front - 5.84m x 3m (19'2" x 9'10") plus bay / max
- Breakfast Room to side - 2.54m x 2.16m (8'4" x 7'1")
- Kitchen to rear - 4.67m x 2.26m (15'4" x 7'5") max
- Garage/Entertainment room to front - 3.23m x 5m (10'7" x 16'5") max
- Bedroom One to front - 3.15m x 2.95m (10'4" x 9'8")
- Bedroom Two to rear - 3.38m x 2.67m (11'1" x 8'9") into bay
- Bedroom Three to front - 2.13m x 1.75m (7'0" x 5'9")
- Bathroom to rear - 1.96m x 1.65m (6'5" x 5'5")

An extended semi-detached property set in a cul-de-sac location with accommodation comprising in brief of entrance porch, reception hall, lounge, breakfast room, garage/entertainment room, extended kitchen, three bedrooms, bathroom, rear garden and a large driveway providing off-road parking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



COUNCIL TAX BAND: B  
 EPC Rating: D  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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