



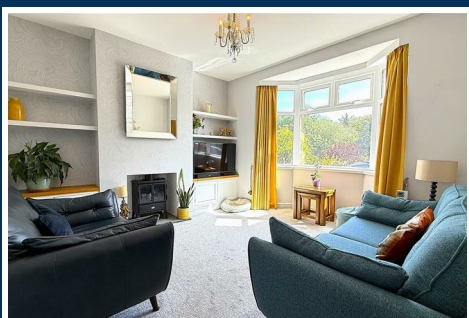
95 Westhill Road

Kings Norton, Birmingham, B38 8SX

Offers Over £450,000



A SUPERB THREE BEDROOM FAMILY HOME! This three bedroom family home offering excellent accommodation throughout, and the vendors have reconfigured the ground floor accommodation to make Kitchen and Dining living space overlooking the rear garden. The property is perfectly positioned for access to all of the nearby amenities which include Kings Norton's historic green, the local nature reserve and lake, well placed for the Motorway networks, local schools and Kings Norton train station with its excellent commuter links. In brief the accommodation offers; driveway and gardens, hallway, front reception room with views over Kings Norton Park, modern kitchen dining room, utility room, guest WC, garage/storage space and a lovely rear garden. To the first floor there are three bedrooms and family bathroom. EPC Rating: B. For a viewing of the lovely home, please call our Kings Norton office.



Approach

This three bedroom family home is approached via fore garden with lawned area and driveway for multiple vehicles leading to storm porch and step leading up to front entry door opening into:

Hallway

With stairs rising to the first floor accommodation, central heating radiator, ceiling light point, under stairs storage area, tiled flooring and doors opening into:

Reception Room One

12'7" (max) x 12'11" (max) (3.843 (max) x 3.954 (max))

With a double glazed bay window to the front aspects, ceiling light point, central heating radiator.

Open Plan Kitchen Dining Room

27'0" maximum width (8.254 maximum width)

Central Area

8'8" x 7'0" (2.642 x 2.159)

With hard wood effect flooring, double glazed front entry doors going access to the rear garden, central heating radiator and ceiling spotlight points.

Dining Area

12'2" x 11'3" (3.719 x 3.432)

With hardwood effect flooring, sliding double glazed doors to the rear garden and ceiling light point.

Kitchen Area

12'11" x 7'1" (3.961 x 2.179)

With tiled flooring, double glazed window to the rear aspects, a selection of matching wall and base units, space facility for range cooker, breakfast bar area,

one and a half sink and drainer unit with mixer tap over, ceiling spotlight points, two Velux roof lights and door opening into:

Utility Area

9'8" x 5'8" (2.963 x 1.729)

With base units, space facility for fridge freezer, space facility for washing machine, tiled flooring, central heating radiator, ceiling spotlight points and doors opening into:

Ground Floor WC

With an obscure double glazed window to the rear aspect, low flush push button WC, space saver wash hand basin in vanity unit with mixer tap over, door opening into storage cupboard and tiled flooring.

Storage Area to Garage

7'3" x 7'11" (2.222 x 2.432)

With ceiling spotlight points, central heating radiator and door opening into:

Further Garage Area

With metal up and over door to the front aspects, ceiling strip light point and electricity points.

Access to the First Floor Accommodation

Via stairs rising from the first floor hallway up to:

First Floor Landing

With loft access point, ceiling light point, obscure double glazed window to the side aspects and doors opening into:

Bedroom One

12'2" x 9'0" (to front of wardrobes) (3.717 x 2.751 (to front of wardrobes))

With a central heating radiator, double glazed window to the rear aspects, fitted wardrobes with sliding doors and ceiling light point.

Bedroom Two

11'1" (max) x 11'2" (3.396 (max) x 3.411)

With a double glazed window to the front aspects, central heating radiator and ceiling light point.

Bedroom Three

7'8" x 7'7" (2.359 x 2.317)

With a double glazed window to the front aspects, central heating radiator and ceiling light point.

Bathroom

7'0" x 5'9" (2.159 x 1.766)

With a obscure double glazed window to the rear aspects, tiling to walls, tiled flooring, heated towel rail, ceiling spot light points and three piece bathroom suite comprising: 'P' shaped bath with mains powered shower over, low flush push button WC and wash hand basin in vanity unit with mixer tap over.

Rear Garden

Accessed from the Kitchen Diner, with decked area ideal for an outside seating space, garden shed and

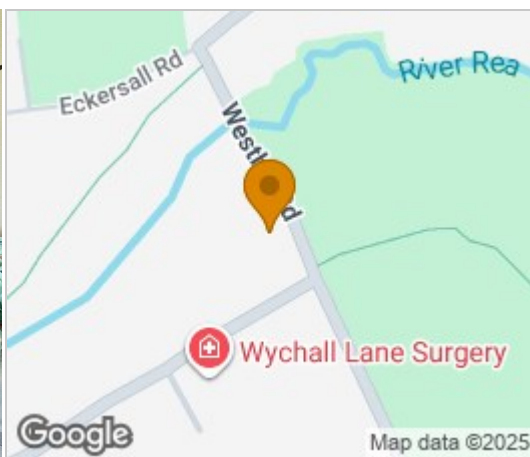
leading down to mature lawned area, with decorative plants, trees and shrubs to borders and rear timber built summer house with electricity and insulation, ideal for a home office or gym.

Council Tax

According to the Direct Gov website the Council Tax Band for 95, Westhill Road Birmingham, West Midlands, B38 8SX is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

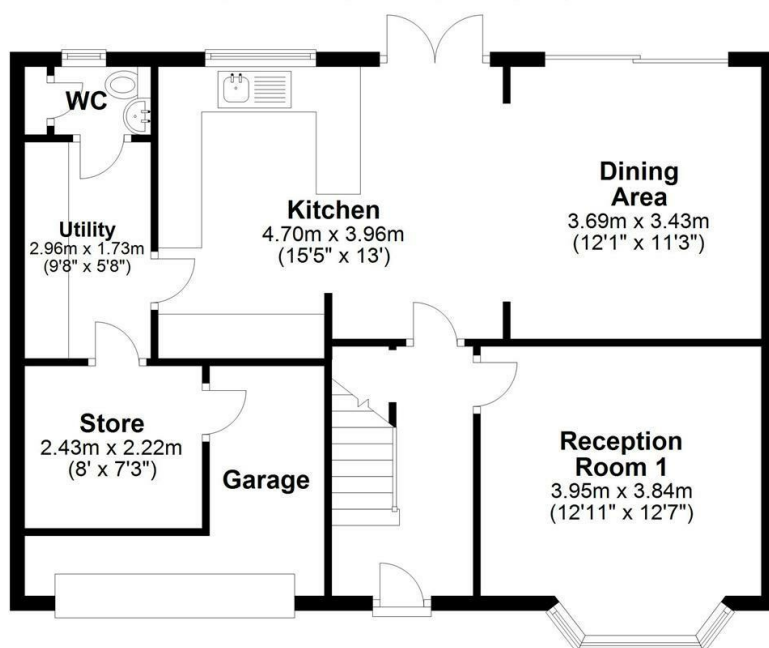




Floor Plan

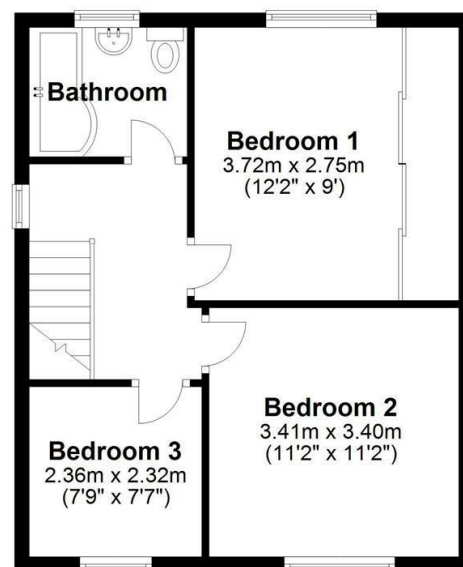
Ground Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)

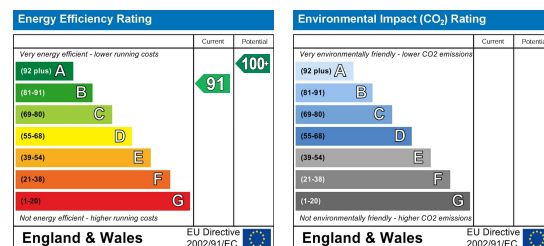


Total area: approx. 116.1 sq. metres (1249.3 sq. feet)
For illustration purposes only - not to scale

Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.