



smarthomes

Westfield Road

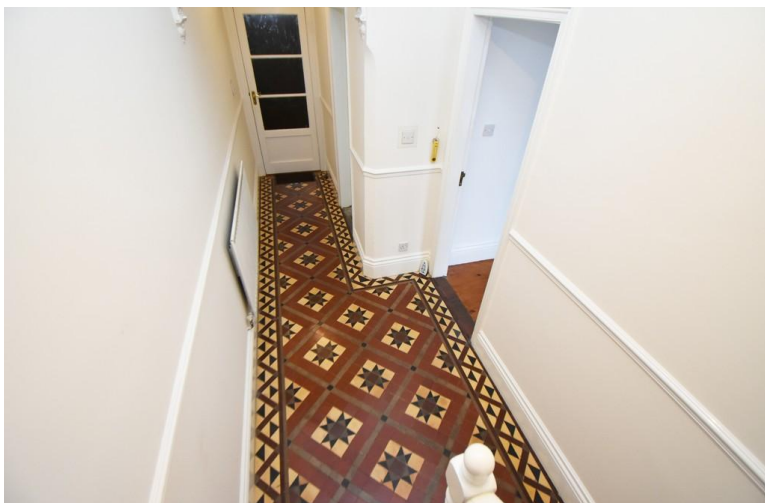
Acocks Green, Birmingham, B27 7TL

- An Impressive Victorian Semi Detached Property
- Five Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen

£370,000

EPC Rating 'TBC'





Property Description

The property stands back from the road behind a block edged tarmac driveway providing off road parking extending to side access and canopy porch with hardwood front door leading through to

Enclosed Porch

With alarm panel, dado rail, and obscure glazed door leading through to

Impressive Hallway

With high ceilings, feature original Minton flooring, dado rail, radiator, coving to ceiling, feature decorative archway, ceiling light point with decorative ceiling rose, spindle balustrade staircase leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Reception Room One to Front

14' 5" x 12' 9" (4.4m x 3.9m) With polished wooden floorboards, double glazed bay window to front elevation with feature stained glass inserts, feature decorative coving to ceiling, ceiling light point, picture rail and radiator



Reception Room Two to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window and door leading out to the rear garden, radiator, feature decorative coving to ceiling, ceiling light point with decorative rose, picture rail and polished floorboards

Reception Room Three to Rear

11' 9" x 8' 10" (3.6m x 2.7m) With double glazed window to side, radiator, dado rail, decorative coving to ceiling, ceiling light point with decorative rose, polished floorboards and door leading through to



Kitchen to Rear

9' 10" x 8' 10" (3.0m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet and display shelving, laminate roll top work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space for fridge, space and plumbing for washing machine, double glazed window, glazed door leading out to the rear garden, radiator, ceiling light points and tiled flooring

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation, dado rail, radiator, ceiling light point, coving to ceiling and doors leading off to



Bedroom One to Front

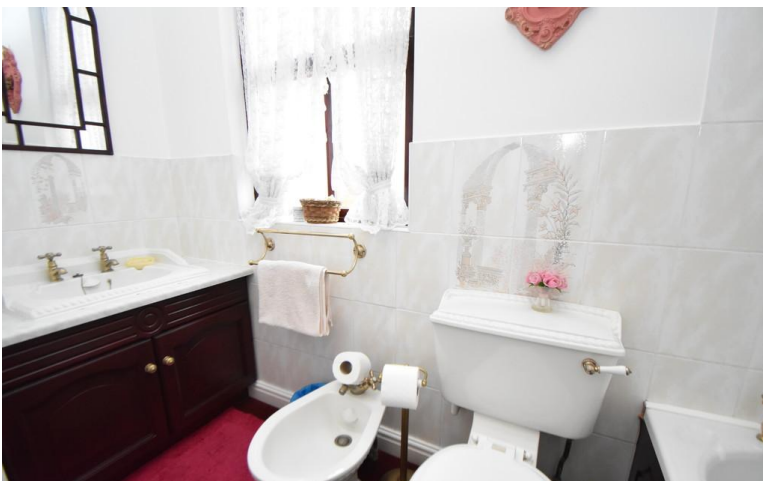
16' 0" x 12' 1" (4.9m x 3.7m) With three double glazed windows to front elevation, radiator, ceiling light point with decorative rose and a range of built-in wardrobes

Bedroom Two to Rear

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point with decorative rose

Bedroom Three to Rear

12' 9" x 8' 10" (3.9m x 2.7m) With double glazed window to rear elevation, ceiling light point with decorative rose, coving to ceiling and radiator



Family Bathroom

9' 2" max x 5' 6" (2.8m x 1.7m) Being fitted with a four piece white suite comprising panelled bath with Triton electric shower over, low flush WC, bidet and vanity wash hand basin, obscure double glazed window to side, radiator, ceiling light point and tiling to water prone areas

WC

With low flush WC, obscure double glazed window to side, ceiling light point and tiling to half height



Accommodation on the Second Floor

Landing

With ceiling light point, Velux window and doors leading off to

Bedroom Four to Rear

8' 10" x 13' 9" with some restricted head height (2.7m x 4.2m) With UPVC double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Front

15' 8" x 8' 10" (4.8m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and access to loft area

Good Size South West Facing Rear Garden

Being mainly laid to lawn with large paved patio, access to timber side passage giving access to driveway to front and being ideal for storage, two out-buildings for storage, third out-building with gardeners toilet and Ravenheat combination boiler, fencing to boundaries, a variety of mature shrubs and trees, flower borders, outside tap and lighting



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges