



# HERITAGE ESTATE AGENCY



**81 Westfield Road, Kings Heath, Birmingham, B14 7SY**  
**£330,000**

**A Three Bedroom Mid Terrace Property**





### **Westfield Road comprises in further detail:**

The property is set back from the road and approached via fore garden with dwarf wall to front, steps with planted beds to side leads to main entrance door opening to:

#### **Reception Room One 14'6" into bay x 11'5" into recess**

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, storage cupboard housing meters, wooden flooring, radiator, feature fire place with tiled hearth and door to:

#### **Reception Room Two 12'10" x 11'5" into recess**

French style doors to rear aspect opening to rear garden, ceiling light point, wooden flooring, radiator, feature fire surround, under stair storage cupboard, door to stairs rising to first floor accommodation and opening to:

#### **Breakfast Kitchen 25'3" x 6'5"**

Three windows to side aspect, Velux window, doors to rear aspect opening to rear garden, two ceiling light points, ceiling spot lights, part tiled walls, quarry tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with wooden work surfaces over, Belfast style sink with mixer tap over, integrated double oven and gas hob, integrated washing machine and dish washer, breakfast bar and wall mounted vertical radiator.

#### **First Floor Accommodation**

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

#### **Landing**

Ceiling light point, radiator and doors to:

#### **Bedroom One 12'1" x 11'5" into recess**

Two sash style windows to front aspect, ceiling light point, dado rail, wooden flooring and radiator.

#### **Bedroom Two 10'1" x 8'5" into recess**

Window to rear aspect, ceiling light point, wooden flooring and radiator.

#### **Bathroom**

Obscured sash style window to rear aspect, ceiling light point, part tiled walls, wooden flooring and bathroom suite comprising: roll top bath, separate shower cubicle, pedestal wash hand basin, low level flush w.c., radiator and two storage cupboards with one housing boiler.

#### **Second Floor Accommodation**

Door from landing leads to stairs rising to second floor accommodation with door leading to:

#### **Bedroom Three 21'3" into eaves x 11'4"**

Two Velux windows to front aspect, window to rear aspect, ceiling spot lights, access to eaves storage, laminate wood effect flooring and radiator. Some restricted head height.

#### **Outside**

#### **Rear Garden**

Accessed via shared side passageway or reception room two or the breakfast kitchen and benefits from paved patio area with steps with retaining brick wall





rising to lawned area, planted beds and raised slate chipped area with wooden shed.

#### **Agent Notes:**

1. We are advised that there is a right of way for the property to pass over the gardens of neighbouring properties to access a shared side passageway.
2. The rear garden backs onto a commercial premises.

Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

#### **REFERRAL FEES**

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

#### **FIXTURES AND FITTINGS**

Only those items expressly mentioned in the sales particulars will be included in the sale price.

#### **SERVICES**

Heritage Estate Agency understands from the vendor

that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

#### **TENURE**

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **GENERAL INFORMATION**

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

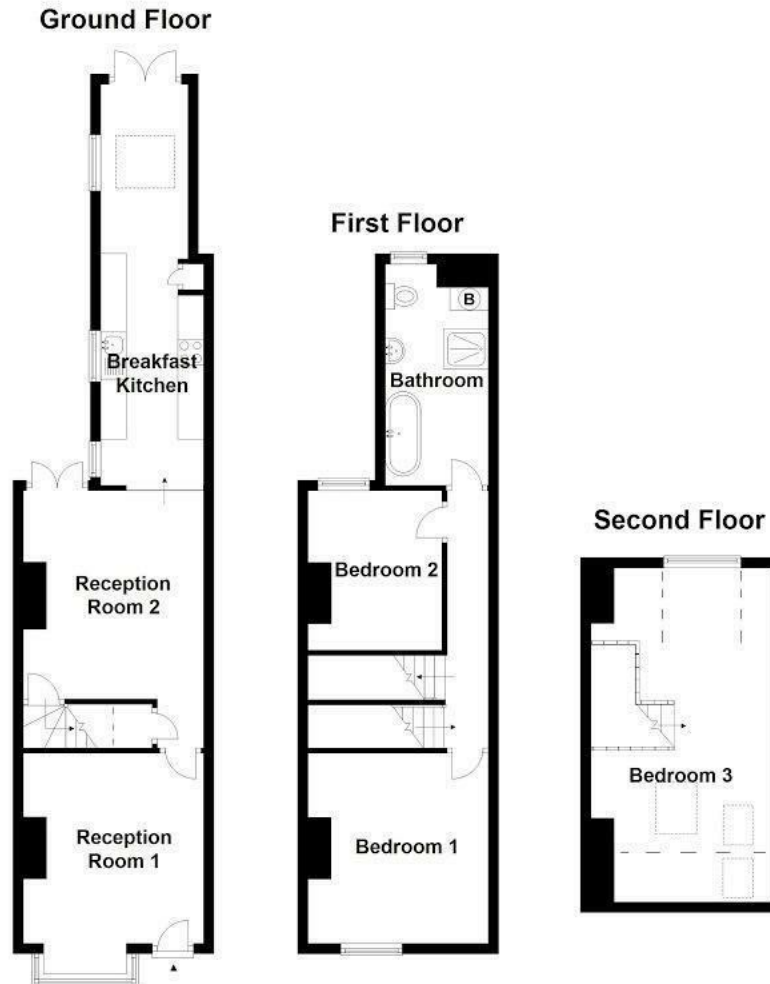
#### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band B





## 81 Westfield Road, Kings Heath, B14 7SY



Not to scale. For illustrative purposes only

**VIEWING** By appointment through 'Heritage'

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Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

