



# HERITAGE ESTATE AGENCY



**25 Westridge Road, Billesley, Birmingham, B13 0DU**

**£365,000**

**A Three Bedroom Semi-Detached Property**







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

The property is set back from the road and approached via fore garden with dwarf wall to front, slate chipped area with planted beds, driveway leading to gated side access and steps up to:

#### **Open Canopy Porch**

Main entrance door opening to:

#### **Entrance Hallway**

Obscured window to front aspect, coved ceiling, ceiling light point, dado rail, wood flooring, stairs rising to first floor accommodation with under stair storage cupboard, radiator and doors to

#### **Reception Room One 13'2" into bay x 10'5"**

Bay window to front aspect, coved ceiling, ceiling light point, picture rail, wood flooring and radiator.

#### **Reception Room Two 19'1" x 13'8" max**

Patio doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, feature panelling to recess, wood flooring and two radiators.

#### **Breakfast Kitchen 17'10" x 10'6"**

Windows to side and rear aspects, door to rear aspect opening to rear garden, two ceiling light points, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink unit with mixer tap over, integrated oven and gas hob with extractor hood over, space for tumble dryer and fridge/freezer, plumbing for washing machine, integrated dish washer and radiator.

#### **Study (converted garage) 13'10" max x 6'11" max**

An L shaped room with window to front aspect, ceiling light point, built-in cupboard housing boiler, wood flooring, radiator and door to:

#### **Ground Floor W.C.**

Ceiling light point, part tiled wall, wood flooring, wash hand basin encased in vanity unit with mixer tap over and low level flush w.c.

#### **First Floor Accommodation**

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

#### **Galley Style Landing**

Dormer window to front aspect, ceiling light point, dado rail and doors to:

#### **Bedroom One 11'1" x 13'7" into recess**

Window to rear aspect, ceiling light point, wood effect flooring, radiator, a range of built-in wardrobes, drawers and bed side table.

#### **Bedroom Two 13'8" into bay x 10'5"**

Bay window to front aspect, coved ceiling, ceiling light point, wood effect flooring and radiator.

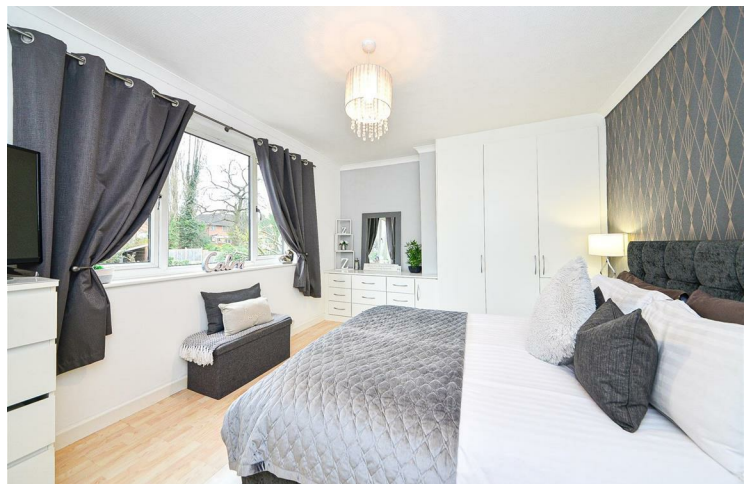
#### **Bedroom Three 8'4" x 10'5"**

Window to rear aspect, ceiling light point, part panelled walls, wood effect flooring, radiator and built-in wardrobes.

#### **Bathroom 9'11" x 7'**

Two obscured windows to side aspect, ceiling light point, loft access, part tiled walls, built-in storage cupboards, wood flooring, radiator and a bathroom suite comprising: corner shower cubicle with electric shower over, roll top style bath with mixer tap over, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

#### **Outside**





### Rear Garden

Accessed via a gated side passageway, the breakfast kitchen or reception room two and benefits from decked seating area, gravel area, shed, lawn area with planted beds to sides, steps up to paved and gravelled area with further steps up to gravel area with paved seating area and Gazebo.

### Agent Note:

We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors 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

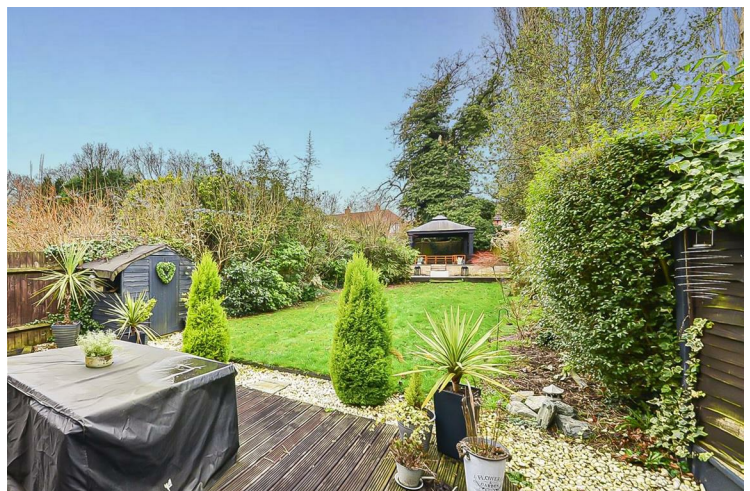
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### 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 C



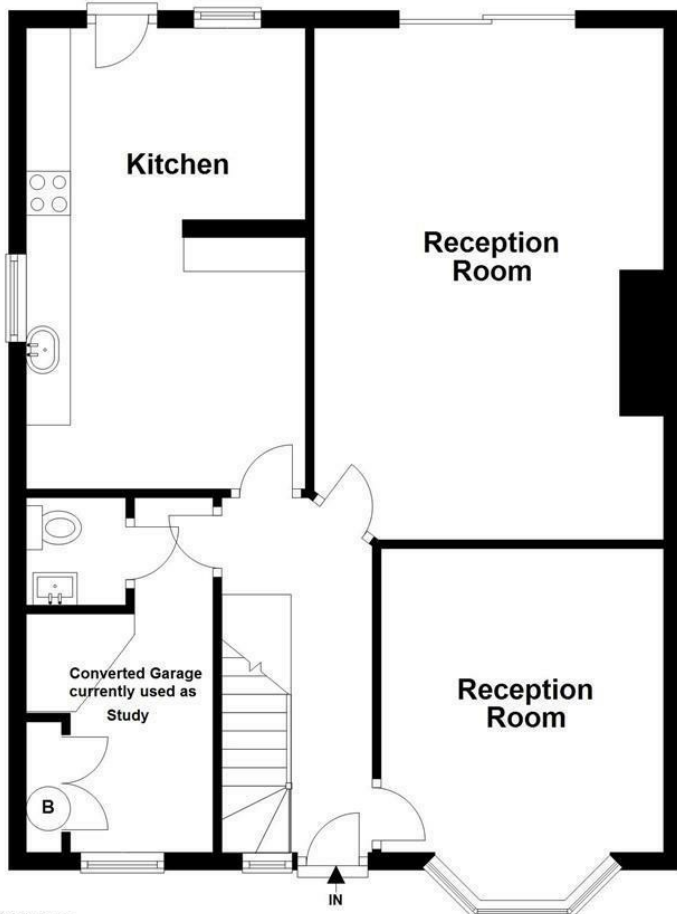




25 Westridge Road Birmingham B13 0DU  
Total area: approx. 117.8 sq. metres (1267.5 sq. feet)

### Ground Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



### First Floor

Approx. 49.8 sq. metres (535.5 sq. feet)



#### Disclaimer

Floorplan produced for illustrative purposes only.  
Measurements are approximate only with 10% tolerance.  
Area calculations are approximate only with 10% tolerance.  
Please check all information prior to making any decisions.  
Floorplan designed by Daniel Raine Ltd [www.danielraine.co.uk](http://www.danielraine.co.uk)

### VIEWING By appointment through 'Heritage'

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#### 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.

