



# HERITAGE ESTATE AGENCY



**14 Westridge Road, Billesley, Birmingham, B13 0DT**

**£375,000**

**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, planted beds, driveway leading to gated shared side access, the garage/utility and step up to main entrance door opening to:

#### **Entrance Porch**

Obscured windows to front aspect, ceiling light point, tiled flooring and door with stained glass panels opening to:

#### **Entrance Hallway**

Stained glass window to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation with under stair storage pantry, radiator and doors to:

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

Bay window to front aspect, ceiling light point, wood effect flooring, radiator, feature fire surround and hearth.

#### **Reception Room Two 11'1" max x 13'6" max**

Windows with French style doors to rear aspect opening to rear garden, ceiling light point, wood effect flooring, vertical style contemporary radiator, decorative fire surround and hearth.

#### **L Shaped Breakfast Kitchen 13'5" max x 10'4" max**

Window to rear aspect, obscured window to side aspects, door to side aspect opening to rear garden, two ceiling light points and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, breakfast bar with storage beneath, integrated eye level oven, microwave and four ring induction hob with extractor hood over, integrated fridge/freezer and dish washer, column style radiator and door to:

#### **Rear Lobby**

Ceiling light point and door to:

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

Obscured window to rear aspect, ceiling light point, extractor fan, radiator, wall mounted wash hand basin with mixer tap over and low level flush w.c.

#### **Garage/Utility 15' x 7'1"**

Double doors with windows over to front aspect, ceiling strip light, wall mounted boiler, work surface with inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer, wall mounted electric and gas meters.

#### **First Floor Accommodation**

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

#### **Landing**

Obscured window to front aspect, ceiling light point, loft access, radiator and doors to:

#### **Bedroom One 11'1" max x 13'8" max**

Window to rear aspect, two ceiling light points and radiator.

#### **Bedroom Two 13'11" max x 10'6" max**

Bay window to front aspect, ceiling light point and radiator.

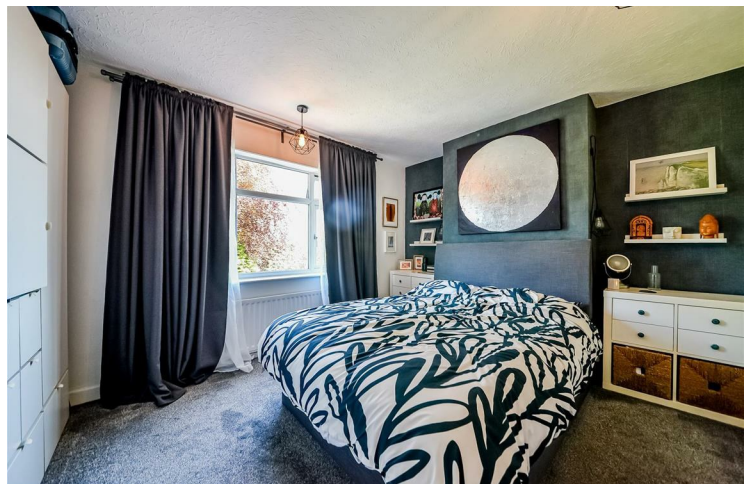
#### **Bedroom Three 8'3" max x 10'6" max**

Window to rear aspect, ceiling light point and radiator.

#### **Bathroom 12'7" max x 6'9" max**

Obscured windows to front and side aspects, ceiling light point, wood effect flooring, radiator, heated towel rail and a fitted bathroom suite comprising: walk-in shower area with wall mounted mixer shower over, free standing bath with mixer tap over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Outside**





### Rear Garden

Accessed via a gated shared side access, reception room two or the kitchen and benefits from stone flagged patio area with steps down to pond water feature, gravel area, lawn area with planted beds to sides, stepping stone pathway leading to further pond, mature trees and shed.

### 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

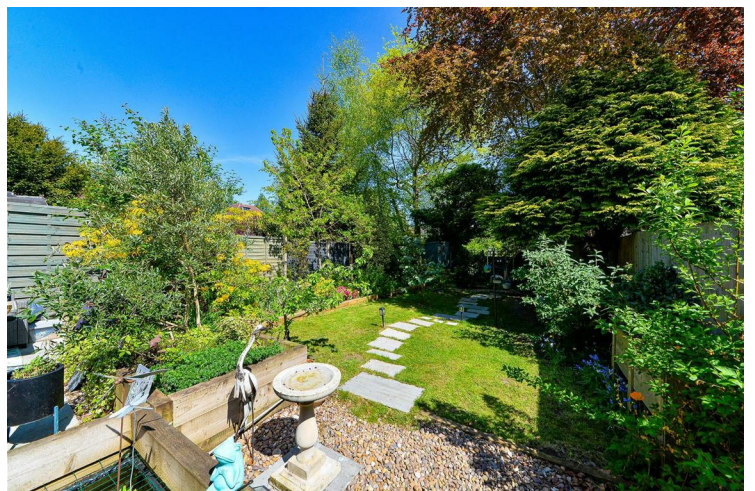
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

### GENERAL INFORMATION

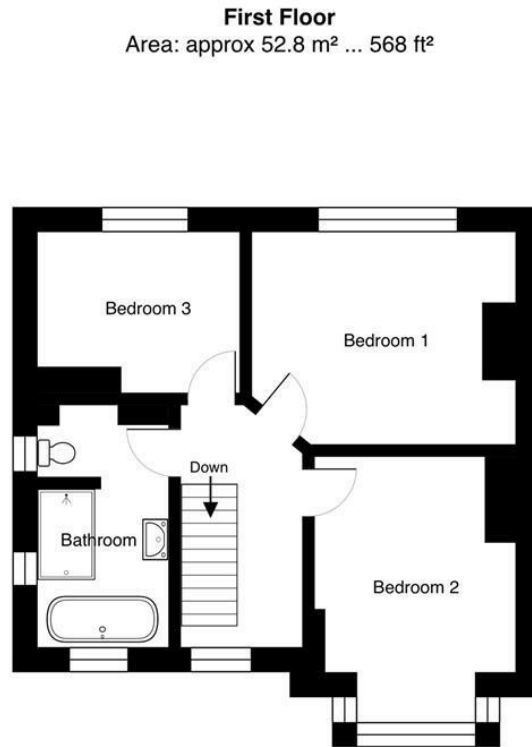
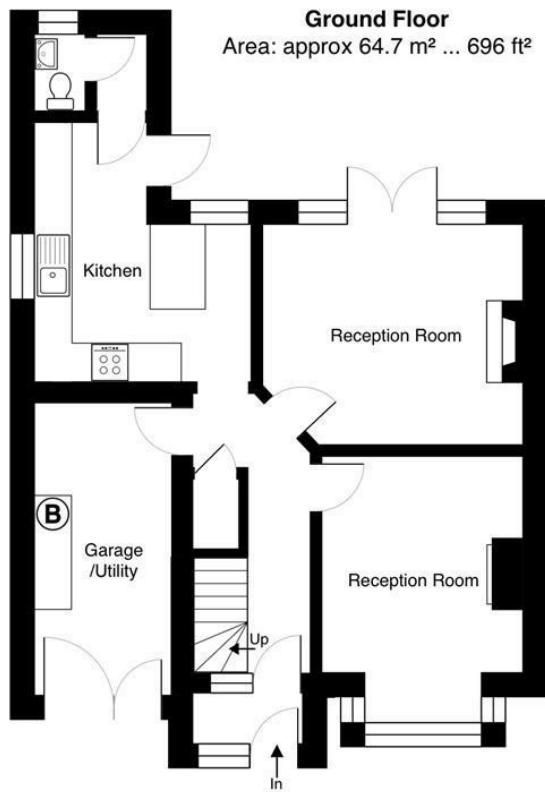
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. 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







14 Westridge Road, Billesley, B13 0DT.

Total Area: approx 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

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.

